



Rizzetta & Company

Chapel Creek Community Development District

Board of Supervisors' Meeting May 5, 2020

Zoom Video Conferencing at [https://zoom.us/j/6015680675/](https://zoom.us/j/6015680675) using Conference ID 601 568 0675. For audio only, use Call-In Number: 929-205-6099,,6015680675

www.chapelcreekcdd.org

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

Board of Supervisors	Chip Jones	Chairman
	Bob Bishop	Vice Chairman
	Milton Andrade	Assistant Secretary
	Brian Walsh	Assistant Secretary
	John Blakley	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.

May 1, 2020

Board of Supervisors
Chapel Creek Community
Development District

REVISED AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors' of the Chapel Creek Community Development District will be held on **Tuesday, May 5, 2020 at 11:00 a.m. via Zoom Video Conferencing at <https://zoom.us/j/6015680675/> using Conference ID 601 568 0675. For audio only, use Call-In Number: 929-205-6099.** The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Meeting held on December 3, 2019.....Tab 1
 - B. Consideration of Operation and Maintenance Expenditures for the Month of December 2019, January, February and March 2020.....Tab 2
 - C. Ratification of Series 2006A & B Capital Improvement Requisitions – None
- 4. BUSINESS ITEMS**
 - A. Presentation of Aquatic Systems Report.....Tab 3
 - B. Consideration of Solitude Annual Lake Management Contract....Tab 4
 - C. Consideration of K. Johnson Landscaping Proposal for Amenity Center.....Tab 5
 - D. Consideration of Establishment of Audit Committee for FY 2021-2023
 - E. Consideration of Resolution 2020-06; Adopting the Third Amendment to the Assessment Methodology Report.....Tab 6
 - F. [Presentation of Proposed Budget for Fiscal Year 2019-2020.....Tab 7](#)
 1. Consideration of Resolution 2020-04; Approving Proposed Budget and Setting the Public Hearing.....Tab 8
 - G. Ratification of Resolution 2020-05; Authorizing District0 Signatories.....Tab 9
 - I. Consideration of Resolution 2020-07; Re-Designating Secretary Of District.....Tab 10
 - J. Consideration of Property Insurance Proposal for Amenity Center.....Tab 11

- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 6. SUPERVISOR REQUESTS**
- 7. 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

Tab 1

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**CHAPEL CREEK
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Chapel Creek Community Development District was held on **Tuesday, February 4, 2020 at 11:02 a.m.** at the offices of Rizzetta and Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.

Present and constituting a quorum:

Chip Jones	Board Supervisor, Chairman
Bob Bishop	Board Supervisor, Vice Chairman
Milton Andrade	Board Supervisor, Assistant Secretary <i>(via conference call)</i>
Brian Walsh	Board Supervisor, Assistant Secretary <i>(via conference call)</i>
John Blakely	Board Supervisor, Assistant Secretary

Also present were:

Jordan Lansford	District Manager, Rizzetta & Company, Inc.
Tracy Robin	District Counsel, Straley Robin Vericker
Tonja Stewart	District Engineer, Stantec Consulting <i>(via conference call)</i>

Audience	Not Present
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FIRST ORDER OF BUSINESS

Call to Order

Ms. Lansford called the meeting to order and read the roll call confirming a quorum.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

The Board heard no audience comments.

CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT

February 4, 2020 Minutes of Meeting

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THIRD ORDER OF BUSINESS

**Consideration of Minutes from the
Board of Supervisors' Meeting held on
December 3, 2019**

Ms. Lansford presented the December 3, 2019 Meeting Minutes to the Board of Supervisors.

On a Motion by Mr. Bishop, seconded by Mr. Blakley, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors Meeting held on December 3, 2019, as presented, for Chapel Creek Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for October
and November 2019**

Ms. Lansford presented the October and November 2019 Operation and Maintenance Expenditures to the Board of Supervisors.

FIFTH ORDER OF BUSINESS

**Consideration of Solitude Waterway
Maintenance Add-On**

Ms. Lansford presented the Solitude Waterway Maintenance Add-On to the Board for consideration. The Board has agreed to table this.

SIXTH ORDER OF BUSINESS

**Ratification of First Addendum to
Contract for Professional District
Services**

Ms. Lansford presented the First Addendum to Contract for Professional District Services to the Board for ratification.

On a Motion by Mr. Jones, seconded by Mr. Blakely, with all in favor, the Board of Supervisors ratified the First Addendum to Contract for Professional District Services, for Chapel Creek Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2020-02;
Amending Fiscal Year 2019-2020
Budget**

Ms. Lansford presented Resolution 2020-02; Amending Fiscal Year 2019-2020 Budget to the Board for consideration.

Revenue Amounts Totaled:

- a. Tax Roll: \$108,040.00
- b. Off Roll: \$62,864.00
- c. SPE Contributions: \$33,270.00
- d. Clayton Funding: \$69,171.00
 - i. Total: \$273,345.00

On a Motion by Mr. Blakley, seconded by Mr. Bishop, with all in favor, the Board of Supervisors accepted Resolution 2020-02; Amending Fiscal Year 2019-2020 Budget, for Chapel Creek Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of FY 2019-2020 Budget
Funding Agreements**

Ms. Lansford presented the Fiscal Year 2019-2020 Budget Funding Agreement to the Board for consideration.

On a Motion by Mr. Bishop, seconded by Mr. Jones, with all in favor, the Board of Supervisors approved the Fiscal Year 2019-2020 Budget Funding Agreement, for Chapel Creek Community Development District.

Ms. Lansford presented Fiscal Year 2019-2020 Deficit Budget Funding Agreement to the Board for approval.

On a Motion by Mr. Blakely, seconded by Mr. Bishop, with all in favor, the Board of Supervisors approved Fiscal Year 2019-2020 Deficit Budget Funding Agreement, for Chapel Creek Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Proposal for
Additional Landscape Maintenance**

Ms. Lansford presented the Proposal for Additional Landscape Maintenance to the Board for consideration. The Board chose to table this topic.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Robin gave an update. It was noted that amending the assessment methodology, per Highland's new development plan for Fiscal Year 2020-21, will be discussed at the next meeting.

B. District Engineer

No report.

CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT

February 4, 2020 Minutes of Meeting

Page 4

C. District Manager

Ms. Lansford reminded the Board of the next regular meeting is scheduled for Tuesday, March 3, 2020 at 11:00 a.m.

SIXTEENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Lansford asked if there were any Supervisor Requests and there were none.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

Ms. Lansford stated that if there was no further business to come before the Board then a motion to adjourn the meeting would be in order.

On a Motion by Mr. Blakley, seconded by Mr. Bishop, with all in favor, the Board of Supervisors adjourned the meeting at 11:26 a.m. at the office of Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544, for Chapel Creek Community Development District.

Assistant Secretary

Chairman/Vice Chairman

Tab 4

ANNUAL LAKE MANAGEMENT CONTRACT

PROPERTY NAME: Chapel Creek CDD Waterway Maintenance Add-on Contract

CONTRACT TERM: February 1st 2020 through January 31st 2021

SUBMITTED TO: Jordan Lansford, District Manager

SUBMITTED BY: Jimmy Taylor

SPECIFICATIONS: Monthly Waterway Maintenance to Sites #1 through #14

Pond Aquatic Weed Control:

1. Lake(s) will be inspected on a **two (2) times per month** basis
2. Any growth of undesirable aquatic weeds and vegetation found in the pond(s) with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found in the pond(s) at the time of application.
3. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to prosper.

Shoreline Aquatic Weed Control:

1. Shoreline areas, including **seven** Littoral Zones, will be inspected on a **two (2) times per month** basis.
2. Any growth of cattails, phragmites, or other unwanted shoreline vegetation found within the pond areas shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required for control of the plants present at time of application.
3. Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present at the time of application.

Pond Algae Control:

1. Lake(s) will be inspected on a **two (2) times per month** basis.
2. Any algae found in the pond(s) with each inspection shall be treated and controlled through the application of algaecides, aquatic herbicides, and aquatic surfactants as needed for control of the algae present at the time of service.

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Client Responsibilities:

1. Client will be responsible for the following:
 - a. Providing information required for the permit application process upon request.
 - b. Providing Certified Abutters List for abutter notification where required.
 - c. Perform any public filings or recordings with any agency or commission associated with the permitting process, if required.
 - d. Compliance with any Order of Conditions or other special requirements or conditions required by the local municipality.
 - e. Compliance and enforcement of temporary water-use restrictions where applicable.

Service Reporting:

1. Client will be provided with a monthly service report detailing all of the work performed as part of this contract.

General:

1. Contractor is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Contractor is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for site specific water quality management prescriptions and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our clients' lakes and ponds as part of an overall integrated pest management program.
4. Contractor guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the contractor's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Contractor will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.

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6. Contractor will furnish personnel, equipment, boats, materials, and other items required to provide the foregoing at his expense.
7. Contractor will maintain general liability and workman's compensation insurance.
8. Client understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat their ponds. The client is responsible for notifying the contractor in advance of the contract signing and the start of the contract treatment if they utilize any of the water in their ponds for irrigation purposes. The client accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the client for irrigation without the consent or knowledge of the contractor.
9. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, any time there is an extreme infestation of algae and aquatic weeds, there is a risk of dissolved oxygen drops as a result of large masses of algae and aquatic weeds dying and decomposing simultaneously. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Often ponds will experience natural fish kills under these conditions even if no treatment is performed. Every effort, to include the method and timing of application, the choice of products, and the skill and training of the applicators is made to avoid such problems. This risk is especially mitigated by the use of systemic herbicides wherever possible, which results in a very slow steady control of the target weed species. However, the client understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of the contractor that will result in the death of some fish and other aquatic life. The client also understands and accepts that similar risks would remain if the algae or submersed invasive vegetation present in the pond goes uncontrolled, as it will over time interfere with the health and wellbeing of the existing fish population. The client agrees to hold the contractor harmless for any issues with fish or other aquatic life which occur as described above or are otherwise outside the direct control of the contractor, unless there is willful negligence on the part of the contractor.
10. Contractor shall be reimbursed by the client for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on the contractor by the client that are not covered specifically by the written specifications of this contract.

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11. The term of this agreement is for a period of twelve (12) months, with payment to be made in twelve (12) equal monthly payments due by the last day of each month. As a courtesy, the client will be invoiced on the first day of each month, reminding them that a contract payment is due by the end of that same month. The client is obligated to pay each monthly contract payment per the terms of this contract, without any obligation on the part of the contractor to invoice or send any other sort of reminder or notice. The Annual Contract Price is based on the total value of services to be provided over a period of twelve (12) months. For the convenience of the client, we offer Monthly Contract Pricing that is simply an even twelve (12) month amortization of the Annual Contract Price. Due to the seasonality of these services, and the disproportionate amount of time and materials dedicated to providing these services during some times of the year as compared to others, based on the season, weather patterns, and other natural factors, the amount billed and paid to date is not necessarily equivalent to the amount of work performed to date.
12. Contract will automatically renew annually at the end of the contract period for subsequent one (1) year terms, with a three percent (3%) escalation in the Annual Contract Price and Additional Enhancements each year, under the same terms, specifications, and conditions as set forth by this contract, unless either party gives written notice of cancellation thirty (30) days prior to the termination date of this contract, or subsequent renewal contracts.
13. The client agrees to pay penalties and interest in the amount of 2% per month for all past due invoices and related account balances in excess of 30 days past due from the due date as specified by the contract and as stated on the relevant invoice presented to the client.
14. The client covenants and agrees to pay reasonable attorney's fees and all other related costs and expenses of SÖLitude Lake Management® for collection of past due invoices and account balances and for any other actions required to remedy a material breach of this contract.

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CONTRACT PRICE:	Existing Contract	\$8,712 \$726	Annual Monthly for twelve (12) months
	Addition of Sites #12-#14	\$3,012 \$251	Annual Monthly for twelve (12) months
	Total	\$11,724 \$977	Annual Monthly for twelve (12) months

APPROVED:

(Authorized Signature)

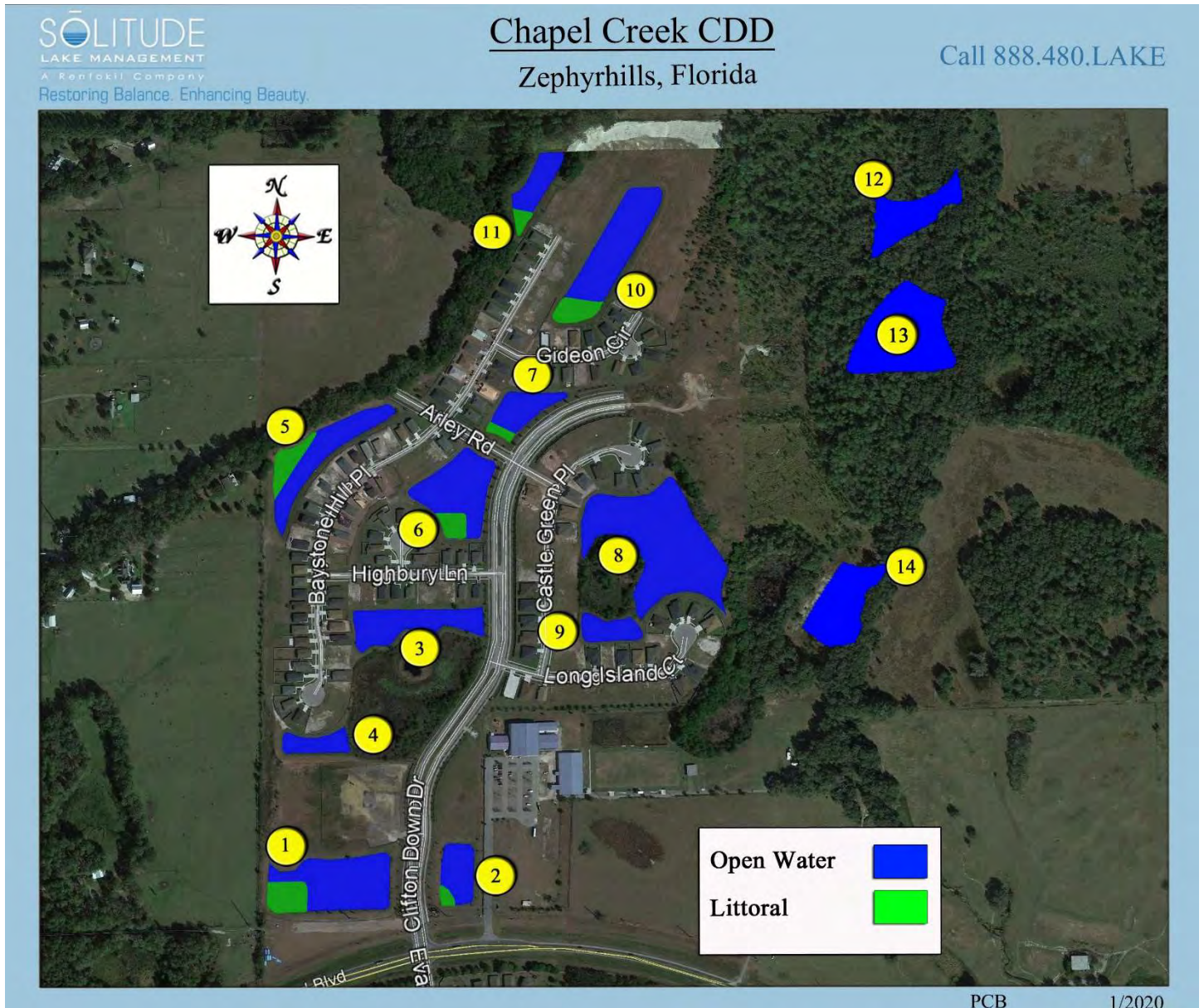
<Chapel Creek CDD>

(Print Name and Title)

(Date)

 SÖLitude Lake Management®


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Tab 6

RESOLUTION 2020-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE THIRD SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT FOR THE DISTRICT'S SERIES 2006A SPECIAL ASSESSMENT BONDS; AMENDING THE DISTRICT'S ASSESSMENT ROLL; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Chapel Creek Community Development District (the “**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;

WHEREAS, the District is located in Pasco County, Florida;

WHEREAS, the District owns and operates certain capital infrastructure improvements, and provides certain maintenance and operations services for the infrastructure improvements in accordance with Chapter 190, Florida Statutes;

WHEREAS, the District previously issued its Series 2006A Special Assessment Bonds (the “**Bonds**”) to be repaid by special assessments on benefited property located within the District;

WHEREAS, the District previously levied special assessments on the benefited property in the District; and

WHEREAS, material changes have occurred to the development plan making it necessary to approve the Third Supplemental Special Assessment Allocation Report (the “**Supplemental Report**”), dated _____, 2020, prepared by Rizzetta & Company, Inc., a copy of which is attached hereto as **Exhibit “A”**;

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

RESOLVED, that the foregoing recitals are true and correct, and are incorporated herein as a part of this Resolution;

RESOLVED, that the Supplemental Report is hereby ratified and adopted, and the special assessments for the Bonds shall be allocated forthwith in accordance with the Supplemental Report; and

FURTHER RESOLVED, this Resolution shall become effective upon adoption.

PASSED AND ADOPTED THIS ____TH DAY OF MAY, 2020.

ATTEST:

**CHAPEL CREEK COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Secretary/Assistant Secretary

By: _____
Chip Jones
Chair of the Board of Supervisors

**Exhibit “A” – Third Supplemental Special Assessment Allocation Report for Series 2006A
Special Assessment Bonds**

Tab 7



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Chapel Creek Community Development District

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Proposed Budget for Fiscal Year 2020-2021

Presented by: Rizzetta & Company, Inc.

5844 Old Pasco Road
Suite 100
Wesley Chapel, Florida 33544
Phone: 813-994-1001

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GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

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

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.



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Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.



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Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.



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Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Streetlights: The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.



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Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.



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Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.



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Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



Rizzetta & Company

RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

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

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



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DEBT SERVICE FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.



Rizzetta & Company

Proposed Budget
Chapel Creek Community Development District
General Fund
Fiscal Year 2020/2021

	Chart of Accounts Classification	Actual YTD through 03/31/20	Annual Budget for 2019/2020	Budget for 2020/2021	Budget Increase (Decrease) vs 2019/2020	Comments
1						
2	REVENUES					
3						
14	Special Assessments					
15	Tax Roll*	\$ 108,222	\$ 108,040	\$ 294,052	\$ 186,012	
17	Off Roll*	\$ 62,866	\$ 62,864	\$ 51,426	\$ (11,438)	
18	Contributions & Donations from Private Sources					
20	Developer Funding	\$ 34,586	\$ 69,171	\$ -	\$ (69,171)	Dependent on Off Roll and Tax Roll
31						
32	TOTAL REVENUES	\$ 205,674	\$ 273,345	\$ 345,478	\$ 72,133	
35						
36	TOTAL REVENUES AND BALANCE FORWARD	\$ 205,674	\$ 273,345	\$ 345,478	\$ 72,133	
37						
38	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to					
39						
40	EXPENDITURES - ADMINISTRATIVE					
41						
42	Legislative					
43	Supervisor Fees	\$ 1,800	\$ 7,000	\$ 7,000	\$ -	
44	Financial & Administrative					
45	Administrative Services	\$ 2,250	\$ 4,500	\$ 4,500	\$ -	
46	District Management	\$ 8,750	\$ 17,500	\$ 17,500	\$ -	
47	District Engineer	\$ 1,912	\$ 4,000	\$ 3,500	\$ (500)	Decrease, past 2 years have never been over \$3500
48	Disclosure Report	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	
49	Trustees Fees	\$ -	\$ 3,000	\$ 3,000	\$ -	
50	Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	
51	Financial & Revenue Collections	\$ 1,800	\$ 3,600	\$ 3,600	\$ -	
52	Accounting Services	\$ 7,200	\$ 14,400	\$ 14,400	\$ -	
53	Auditing Services	\$ -	\$ 4,800	\$ 4,900	\$ 100	PLACEHOLDER- Audit Committee will need to renew Auditing Services
54	Arbitrage Rebate Calculation	\$ -	\$ 650	\$ 650	\$ -	
59	Public Officials Liability Insurance	\$ 2,306	\$ 2,475	\$ 2,537	\$ 62	Increase per EGIS fees
60	Legal Advertising	\$ 95	\$ 1,200	\$ 800	\$ (400)	
62	Dues, Licenses & Fees	\$ 175	\$ 200	\$ 200	\$ -	
65	ADA Website Compliance	\$ 3,863	\$ 7,500	\$ 2,000	\$ (5,500)	\$1537.50 per contract plus \$105 for every 100 additional pages over 750
66	Website Hosting, Maintenance, Backup (and Email)	\$ 600	\$ 2,100	\$ 2,100	\$ -	Per Contract
67	Legal Counsel					
68	District Counsel	\$ 13,828	\$ 12,000	\$ 12,000	\$ -	FY 19-20 Surplus due to reignation of previous Counsel, & budget
73						
74	Administrative Subtotal	\$ 54,579	\$ 94,925	\$ 88,687	\$ (6,238)	
75						
76	EXPENDITURES - FIELD OPERATIONS					
77						
81	Security Operations					
82	Security Services and Patrols	\$ -	\$ 4,000	\$ 12,000	\$ 8,000	Assuming patrol for AC; 250/shift, 4 shifts/month= \$12k
83	Gate Facility Maintenance	\$ -	\$ 500	\$ 500	\$ -	For amenity center
84	Gate Facility Access Cards	\$ -	\$ 50	\$ 200	\$ 150	\$25/box of 25
85	Heat A/C System Maintenance	\$ -	\$ -	\$ 1,000	\$ 1,000	Assuming this has a warranty? If so we can remove for year 1
90	Electric Utility Services					
91	Utility Services	\$ 4,927	\$ 11,100	\$ 20,000	\$ 8,900	Increase, AC pool, etc. plus \$7k from Street Lights
92	Street Lights	\$ -	\$ 7,000	\$ -	\$ (7,000)	Combine with Utility Services- remove this line item
93	Street Light Repair	\$ 2,022	\$ 1,000	\$ 3,000	\$ 2,000	Many repairs needed, I expect actuals to increase by EOY
98	Utility - Recreation Facilities	\$ 42	\$ 800	\$ 2,000	\$ 1,200	Pool cost, restrooms
99	Garbage/Solid Waste Control Services	\$ -	\$ -	\$ -	\$ -	
100	Garbage - Recreation Facility	\$ -	\$ 3,000	\$ 3,000	\$ -	Trash \$60/week
111	Stormwater Control					
113	Aquatic Maintenance	\$ 4,356	\$ 9,800	\$ 9,800	\$ -	Contract through February 2021- renew; budget for anticipated increase (\$726/month)
118	Aquatic Plant Replacement	\$ -	\$ 3,500	\$ 3,500	\$ -	Anticipate plant replacement this year- none last year
120	Dry Retention Pond Maintenance- Bush Hog	\$ -	\$ -	\$ 2,500	\$ 2,500	bushhog of 5 ponds, 6 hours \$1230- budget for bushhogging semi-annually
125	Other Physical Environment					
130	General Liability Insurance	\$ 2,344	\$ 2,516	\$ 2,578	\$ 62	Increase per EGIS fees
131	Property Insurance	\$ 457	\$ 750	\$ 6,971	\$ 6,221	Waiting on EGIS to send over premium for AC- this will increase my guess is around \$4k
134	Entry & Walls Maintenance	\$ 2,450	\$ 1,000	\$ 2,000	\$ 1,000	Pressure Wash Monuments, Fence and Main Entry
135	Landscape Maintenance	\$ 38,776	\$ 82,160	\$ 92,360	\$ 10,200	\$5k increase plus \$3k for maintenance on Clifton Downs plus AC \$800/month Landscape; includes V3 &6
142	Holiday Decorations	\$ -	\$ -	\$ 5,000	\$ 5,000	Usual cost is between \$5k-\$10k
143	Irrigation Maintenance	\$ -	\$ 6,000	\$ 6,000	\$ -	
144	Irrigation Repairs	\$ -	\$ 1,500	\$ 1,500	\$ -	Per contract with K. Johnson- contractor is responsible for repairs
145	Landscape - Mulch	\$ -	\$ 2,500	\$ 2,500	\$ -	No change; \$40 per cubic yard
147	Landscape Replacement Plants, Shrubs, Trees	\$ -	\$ 1,000	\$ 1,000	\$ -	Dog Park- replacements??
152	Fire Ant Treatment	\$ -	\$ 500	\$ 500	\$ -	Playground??
162	Parks & Recreation					
167	Amenity Management Contract	\$ -	\$ 8,132	\$ 35,293	\$ 27,161	Comp'd off Zephyr Ridge, staffed Friday-Sunday
170	Pool Permits	\$ -	\$ -	\$ 500	\$ 500	Renew every June
171	Maintenance & Repair	\$ -	\$ 1,500	\$ 1,500	\$ -	
180	Clubhouse - Facility Janitorial Service	\$ -	\$ 5,000	\$ 9,100	\$ 4,100	Comp'd off Zephyr Ridge
182	Pool Service Contract	\$ -	\$ 2,550	\$ 10,200	\$ 7,650	Comp'd off Zephyr Ridge
186	Security System Monitoring & Maintenance	\$ -	\$ 4,500	\$ 5,604	\$ 1,104	Comp'd off Zephyr Ridge AC
189	Telephone Fax, Internet	\$ -	\$ 312	\$ 960	\$ 648	Comp'd off Zephyr Ridge AC??
198	Playground Equipment and Maintenance	\$ -	\$ 250	\$ -	\$ (250)	Brand new, under warranty? If so I do not think we need to budget
199	Pest Control & Termite Bond	\$ -	\$ -	\$ 500	\$ 500	Spray playground and AC
205	Lighting Replacement	\$ -	\$ -	\$ 500	\$ 500	Cabana, Pool
212	Dog Park Maintenance	\$ -	\$ 2,000	\$ 3,600	\$ 1,600	Pet trash is \$75/week
213	Dog Waste Station Supplies	\$ -	\$ 2,000	\$ 1,125	\$ (875)	\$375 per station install - assuming 3 stations
214	Amenities					
217	Insurance	\$ -	\$ 3,000	\$ -	\$ (3,000)	Included in Property Insurance Price
221	Landscape	\$ -	\$ -	\$ -	\$ -	Included in General Landscape Maintenance
223	Miscellaneous	\$ -	\$ 1,500	\$ -	\$ (1,500)	Include in Misc. Contingency
224	Contingency					
225	Miscellaneous Contingency	\$ -	\$ 6,000	\$ 10,000	\$ 4,000	Thinking Amenity Center Misc. Costs

Proposed Budget
Chapel Creek Community Development District
General Fund
Fiscal Year 2020/2021

	Chart of Accounts Classification	Actual YTD through 03/31/20	Annual Budget for 2019/2020	Budget for 2020/2021	Budget Increase (Decrease) vs 2019/2020	Comments
224	Field Operations Subtotal	\$ 55,374	\$ 178,420	\$ 256,791	\$ 78,371	
227						
228	TOTAL EXPENDITURES	\$ 109,953	\$ 273,345	\$ 345,478	\$ 72,133	
229						
230	EXCESS OF REVENUES OVER EXPENDITURES	\$ 95,721	\$ -	\$ -	\$ -	
231						

Proposed Budget
Chapel Creek Community Devepment District
Reserve Fund Fiscal Year 2020/2020

	Chart of Accounts Classification	Budget for 2020/2021
1		
2	REVENUES	
3		
4	Special Assessments	
5	Tax Roll*	\$ 10,000
12		
13	TOTAL REVENUES	\$ 10,000
14		
16		
17	TOTAL REVENUES AND BALANCE FORWARD	\$ 10,000
18		
19	<i>*Allocation of assessments between the Tax Roll and Off Roll are</i>	
20		
21	EXPENDITURES	
22		
23	Contingency	
24	Capital Reserves	\$ 10,000
25	Capital Outlay	\$ -
26		
27	TOTAL EXPENDITURES	\$ 10,000
28		
29	EXCESS OF REVENUES OVER EXPENDITURES	\$ -
30		

Chapel Creek Community Development District
Debt Service
Fiscal Year 2020/2021

Chart of Accounts Classification	Series 2006A	Budget for 2020/2021
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$836,235.33	\$836,235.33
TOTAL REVENUES	\$836,235.33	\$836,235.33
EXPENDITURES		
Administrative		
Financial & Administrative		
Debt Service Obligation	\$836,235.33	\$836,235.33
Administrative Subtotal	\$836,235.33	\$836,235.33
TOTAL EXPENDITURES	\$836,235.33	\$836,235.33
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

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

6.0%

Gross assessments

\$889,612.05

Notes:

Tax Roll Collection Costs (2%) and Early Payment Discount (4%) is a total 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ **D**Maximum Annual Debt Service less Prepaid Assessments received.

Chapel Creek Community Development District

FISCAL YEAR 2020/2021 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2020/2021 O&M Budget		\$375,397.00
Collection Cost @	2%	\$7,987.17
Early Payment Discount @	4%	\$15,974.34
2020/2021 Total:		<u>\$399,358.51</u>

2019/2020 O&M Budget	\$204,174.00
2020/2021 O&M Budget	\$375,397.00

Total Difference:	<u>\$171,223.00</u>
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	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2019/2020	2020/2021	\$	%
Debt Service - Single Family 52.5T	\$800.00	\$800.00	\$0.00	0.00%
Operations/Maintenance - Single Family 52.5T	\$590.01	\$915.99	\$325.98	55.25%
Total	\$1,390.01	\$1,715.99	\$325.98	23.45%
Debt Service - Single Family 62.5T	\$850.00	\$850.00	\$0.00	0.00%
Operations/Maintenance - Single Family 62.5T	\$655.88	\$1,026.33	\$370.45	56.48%
Total	\$1,505.88	\$1,876.33	\$370.45	24.60%
Debt Service - Single Family 65T	\$900.00	\$900.00	\$0.00	0.00%
Operations/Maintenance - Single Family 65T	\$665.29	\$1,042.10	\$376.81	56.64%
Total	\$1,565.29	\$1,942.10	\$376.81	24.07%
Debt Service - Single Family 52.5P	\$552.00	\$552.00	\$0.00	0.00%
Operations/Maintenance - Single Family 52.5P	\$590.01	\$915.99	\$325.98	55.25%
Total	\$1,142.01	\$1,467.99	\$325.98	28.54%
Debt Service - Single Family 62.5P	\$600.00	\$600.00	\$0.00	0.00%
Operations/Maintenance - Single Family 62.5P	\$655.88	\$1,026.33	\$370.45	56.48%
Total	\$1,255.88	\$1,626.33	\$370.45	29.50%
Debt Service - Single Family 65P	\$660.00	\$660.00	\$0.00	0.00%
Operations/Maintenance - Single Family 65P	\$665.29	\$1,042.10	\$376.81	56.64%
Total	\$1,325.29	\$1,702.10	\$376.81	28.43%
Debt Service - Single Family 52.5 ⁽¹⁾	\$1,201.82	\$1,463.11	\$261.29	21.74%
Operations/Maintenance - Single Family 52.5	\$119.51	\$915.99	\$796.48	666.45%
Total	\$1,321.33	\$2,379.10	\$1,057.77	80.05%
Debt Service - Single Family 65 ⁽¹⁾	\$1,222.91	\$1,697.21	\$474.30	38.78%
Operations/Maintenance - Single Family 65	\$119.51	\$1,042.10	\$922.59	771.98%
Total	\$1,342.42	\$2,739.31	\$1,396.89	104.06%
Debt Service - Single Family 50 (Unplatted) ⁽¹⁾	\$1,054.23	\$1,393.44	\$339.21	32.18%
Operations/Maintenance - Single Family 50	\$119.51	\$127.80	\$8.29	6.94%
Total	\$1,173.74	\$1,521.24	\$347.50	29.61%
Debt Service - Commercial (Unplatted) ⁽¹⁾	\$896.10	\$896.10	\$0.00	0.00%
Operations/Maintenance - Commercial	\$119.51	\$127.80	\$8.29	6.94%
Total	\$1,015.61	\$1,023.90	\$8.29	0.82%

⁽¹⁾ Certain debt service assessments revised per the Series 2006 Third Supplemental Reallocation Report.

CHAPEL CREEK CDD

FISCAL YEAR 2020-2021 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

ALLOCATION OF O&M ASSESSMENT

UNITS ASSESSED				TOTAL ADMINISTRATIVE BUDGET				TOTAL FIELD BUDGET			
LOT SIZE ⁽²⁾	O&M	DEBT ⁽¹⁾		TOTAL EAU's	% TOTAL EAU's	ADMIN PER PARCEL	ADMIN PER LOT	TOTAL EAU's	% TOTAL EAU's	FIELD PER PARCEL	FIELD PER LOT
		2006A	EAU								
Platted											
Single Family 52.5T	5	5	1.00	5.00	0.66%	\$638.98	\$127.80	5.00	1.30%	\$3,940.94	\$788.19
Single Family 62.5T	2	2	1.14	2.00	0.26%	\$255.59	\$127.80	2.28	0.59%	\$1,797.07	\$898.53
Single Family 65T	5	5	1.16	5.00	0.66%	\$638.98	\$127.80	5.80	1.51%	\$4,571.50	\$914.30
Single Family 52.5P	71	71	1.00	71.00	9.38%	\$9,073.51	\$127.80	71.00	18.49%	\$55,961.37	\$788.19
Single Family 62.5P	89	89	1.14	89.00	11.76%	\$11,373.83	\$127.80	101.46	26.43%	\$79,969.44	\$898.53
Single Family 65P	53	53	1.16	53.00	7.00%	\$6,773.18	\$127.80	61.48	16.01%	\$48,457.95	\$914.30
Single Family 52.5 ⁽⁵⁾	94	94	1.00	94.00	12.42%	\$12,012.81	\$127.80	94.00	24.48%	\$74,089.70	\$788.19
Single Family 65 ⁽⁵⁾	37	37	1.16	37.00	4.89%	\$4,728.45	\$127.80	42.92	11.18%	\$33,829.04	\$914.30
	<u>356</u>	<u>356</u>									
Unplatted											
Single Family 50	381	381	0.95	381.00	50.33%	\$48,690.23	\$127.80	0.00	0.00%	\$0.00	\$0.00
Commercial	20	20	0.85	20.00	2.64%	\$2,555.92	\$127.80	0.00	0.00%	\$0.00	\$0.00
	<u>757</u>	<u>757</u>		<u>757.00</u>	<u>100.00%</u>	<u>\$96,741.49</u>		<u>383.94</u>	<u>100.00%</u>	<u>\$302,617.02</u>	

PER UNIT ASSESSMENTS		
SERIES 2006A		
O&M	DEBT SERVICE ⁽³⁾	TOTAL ⁽⁴⁾
\$915.99	\$800.00	\$1,715.99
\$1,026.33	\$850.00	\$1,876.33
\$1,042.10	\$900.00	\$1,942.10
\$915.99	\$552.00	\$1,467.99
\$1,026.33	\$600.00	\$1,626.33
\$1,042.10	\$660.00	\$1,702.10
\$915.99	\$1,463.11	\$2,379.10
\$1,042.10	\$1,697.21	\$2,739.31
\$127.80	\$1,393.44	\$1,521.24
\$127.80	\$896.10	\$1,023.90

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

(\$5,804.49)

(\$18,157.02)

Net Revenue to be Collected:

\$90,937.00

\$284,460.00

- (1) Reflects the number of total lots with Series 2006A debt outstanding.
- (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 2020 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.
- (5) These lots are to be treated as platted per the board and will be platted by October 1, 2020.

Tab 8

RESOLUTION 2020-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2020/2021 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Chapel Creek Community Development District (“**District**”) prior to June 15, 2020, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (“**Fiscal Year 2020/2021**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to 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 prepared by the District Manager for Fiscal Year 2020/2021 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.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: July 7, 2020

HOUR: 11:00 a.m.

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

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 approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, 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 in Florida law.

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

PASSED AND ADOPTED THIS 5th DAY OF MAY, 2020.

ATTEST:

**CHAPEL CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Assistant Secretary

By: _____
Its: _____

Exhibit A: Approved Proposed Budgets for Fiscal Year 2020/2021

Exhibit A:

Approved Proposed Budgets for Fiscal Year 2018/2020

Tab 9

RESOLUTION 2020-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF CHAPEL CREEK
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE AUTHORIZED
SIGNATORIES FOR THE DISTRICT'S OPERATING BANK ACCOUNT(S), AND
PROVIDING FOR AN EFFECTIVE DATE**

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

WHEREAS, the District's Board of Supervisors (hereinafter the "Board") has selected a depository as defined in Section 280.02, Florida Statutes, which meets all the requirements of Chapter 280 and has been designated by the State Treasurer as a qualified public depository; and

WHEREAS, the Board desires now to authorize signatories for the operating bank account(s).

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

Section 1. The Chairman, Vice Chairman, Secretary, Assistant Secretaries and Treasurer and Assistant Treasurer are hereby designated as authorized signatories for the operating bank accounts of the District.

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

PASSED AND ADOPTED THIS 8th DAY OF APRIL 2020.

**CHAPEL CREEK COMMUNITY
DEVELOPMENT DISTRICT**



CHAIRMAN / VICE CHAIRMAN

ATTEST:

Jordan Lansford

SECRETARY / ASSISTANT SECRETARY

Tab 10

RESOLUTION 2020-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING THE SECRETARY OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Chapel Creek Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Pasco County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the "Board") previously designated Eric Dailey as Secretary pursuant to Resolution 2017-01; and

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

Section 1. Bob Schleifer is appointed Secretary

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

PASSED AND ADOPTED THIS ____ DAY OF MAY, 2020.

**CHAPEL CREEK COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

ASSISTANT SECRETARY