

*Chapel Creek
Community Development District*

Meeting Agenda

May 11, 2021

AGENDA

Chapel Creek

Community Development District

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

May 4, 2021

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

Dear Board Members:

The regular meeting of the Board of Supervisors of the **Chapel Creek Community Development District** will be held **Tuesday, May 11, 2021 at 11:00 AM** at the **Zephyrhills Public Library, 5347 8th Street, Zephyrhills, FL 33542**. Masks are required to be worn at the meeting venue.

Those members of the public wishing to attend the meeting can do so using the information below:

Zoom Video Link: <https://zoom.us/j/94406903761>

Zoom Call-In Information: 1-646-876-9923
Meeting ID: 944 0690 3761

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (¹Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the April 6, 2021 Board of Supervisors Meeting
4. Consideration of Resolution 2021-14 Approving the Proposed Fiscal Year 2022 Budget (Suggested Date: August 3, 2021), Declaring Special Assessments, and Setting the Public Hearings on the Fiscal Year 2022 Budget and the Imposition of Operations & Maintenance Assessments
5. Review of Amenity Facility Policies Regarding Rental of Pool Deck

¹ Comments will be limited to three (3) minutes

6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report (*to be provided under separate cover*)
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Presentation of Number of Voters — 408
7. Other Business
8. Supervisors Requests and Audience Comments
9. Adjournment

MINUTES

**MINUTES OF MEETING
CHAPEL CREEK
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Chapel Creek Community Development District was held on Tuesday, **April 6, 2021** at 11:04 a.m. at the Hampton Inn – Dade City, 13215 US Hwy 301, Dade City, Florida.

Present and constituting a quorum were:

Brian Walsh	Chairman
Milton Andrade <i>by Zoom</i>	Vice Chairman
Garret Parkinson	Assistant Secretary
Steve Johnson	Assistant Secretary
Tim Jones <i>via Zoom</i>	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Tracy Robin <i>via Zoom</i>	District Counsel, Straley Robin Vericker
Clayton Smith	GMS
Tonja Stewart <i>via Zoom</i>	District Engineer
Bob Gang	Greenberg
Ashton Bligh	Greenberg

The following is a summary of the discussions and actions taken at the April 6, 2021 Chapel Creek Community Development District's Regular Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order. There were three members present at the meeting constituting a quorum. Mr. Andrade and Mr. Jones participated by Zoom.

SECOND ORDER OF BUSINESS

Public Comment Period

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

THIRD ORDER OF BUSINESS

Approval of Minutes of the February 2, 2021 Board of Supervisors Meeting

Ms. Burns presented the February 2, 2021 Board meeting minutes and asked for questions, comments, or corrections on the minutes. The Board had no changes to the minutes.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the Minutes of the February 2, 2021 Board of Supervisors Meeting, were approved.
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FOURTH ORDER OF BUSINESS

Public Hearing

A. Public Hearing on the Imposition of Special Assessments

Ms. Burns noted this notice was mailed to all property owners affected and there was also a published a notice. Ms. Burns asked for a motion to open the public hearing.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, Opening the Public Hearing, was approved.

Ms. Burns noted as stated at the last meeting, these assessments will not impact the current homeowners who have closed on their homes, it is only for future Phases 7 & 8. There were no public comments and she asked for a motion to close the Public Hearing. Mr. Gang asked that the Public Hearing stay open until after the Engineer's Report and Assessment Methodology are presented.

i. Presentation of Engineer's Report

Ms. Stewart presented the Engineer's Report dated 12/17/2020. This was a new report issued yesterday. The bond issuance is planned for funding public improvements and community facilities for water management control, District roads, sewer and water management, water supply, new amenity project, irrigation, undergrounding of electrical power, professional services and permitting fees. Total estimated cost will be \$15,685,000. Mr. Gang noted the report is still being tweaked on tax issues. He asked that this be approved subject to final comments from Greenberg.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the Engineer's Report pending final comments from Greenberg, was approved.

ii. Presentation of Assessment Methodology

Ms. Burns noted this Assessment Report allocates to the property's benefits outlined in the Engineer's report and will be supplemented with a Supplemental Methodology that will outline actual terms and conditions at the time of issuance of the Series 2021 bonds. Development program includes 390 single family units all based on similar product types and have the same ERU with a total ERU of 390. Bond sizing is \$19,515,000, and that is needed to generated construction funds. The par debt per unit is \$50,038. Net and gross annual debt assessment per unit, the net amount is \$3,255. The amount of collection cost will be \$3,463. There is a total of 157.11 acres. The amount issued will not exceed reviewed amount.

Mr. Robin asked that public comment be taken. There were no public comments.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, of the Assessment Methodology, was approved.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, Closing the Public Hearing, was approved.

iii. Consideration of Resolution 2021-10 Levying Special Assessments

Mr. Burns noted the updated version had been distributed to Board members prior to the meeting. Mr. Robin noted the only change was the date on Ms. Stewart's report. Ms. Stewart added an update will be sent to the District manager following the meeting. Ms. Burns added this resolution shows the bonds issued serve a proper and valid public purpose and the amount of the cost outlined in the Engineer's Report and Assessment Methodology are reasonable and proper. The project will constitute a special benefit to all parcels listed on the final assessment roll. This levies the lien on the master property subject to bond issuance.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, Resolution 2021-10 Levying Special Assessments, was approved.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2021-11
Delegation Resolution**

Ms. Bligh presented the Delegation Resolution. She stated they will supply pages to the Delegation Resolution as the Engineer's Report is updated. She noted this was the supplemental resolution which was contemplated when the Board adopted the original in January of 2006. It contains documents as exhibits on one series of bonds referred to as the Series 2021 bonds. She further explained the contents of this resolution. Section 4 outlines the findings and Section 5 included the parameters for the bonds which include any optional redemption provisions will be determined at pricing. The principal amount of the Series 2021 bonds shall not exceed \$10,000,000. The Series 2021 bonds have a final maturity of no later than the maximum of 30 years amortization.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, Resolution 2021-11 Delegation Resolution as amended, was approved.

SIXTH ORDER OF BUSINESS**Consideration of Ancillary Financing
Documents**

Ms. Burns noted these will be finalized at the time of closing and these would be approved in substantial form. Amounts will be filled in once we have final pricing. Mr. Robin added these are all collateral documents to secure the bonds. He further outlined the specifics of payment by the Developer. This approval will authorize the Chair or Vice Chair to execute at or prior to closing. Mr. Robin stated these could all be approved in one motion.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the Ancillary Financing Documents in substantial form and Authorization for the Chairman or Vice Chairman to Execute at or prior to closing, was approved.

- A. Conveyance Agreement**
- B. Funding and Completion Agreement**
- C. Acquisition Agreement**
- D. True-Up Agreement**
- E. Collateral Assignment Agreement**

SEVENTH ORDER OF BUSINESS**Consideration of Partial Assignment and Assumption of Site Development Agreement with QGS Development**

Ms. Burns noted this is included in the packet. The Developer of Clayton Properties previously entered into the site contract agreement with QGS. This assigns this contract to the District. Mr. Robin noted the contract that the Developer entered include both the public infrastructure as well as private improvements that benefit the developed lots, which are not subject to the financing. Therefore, this is a partial agreement relates to the public. This will be effective immediately so that material purchases can be ordered. This will also authorize the Chair or Vice Chair to sign the partial assignment.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the Partial Assignment and Assumption of the Site Development Agreement with QGS Development, was approved.

EIGHTH ORDER OF BUSINESS**Consideration of Resolution 2021-12 Direct Purchase Resolution**

Ms. Burns noted since the District is tax exempt there are significant savings if materials are directly purchased. This will also appoint the Chair or Vice Chair as the District's purchasing agents and allow them to sign purchase orders that allows the District to directly purchase materials.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, Resolution 2021-12 Direct Purchase Resolution, was approved.

NINTH ORDER OF BUSINESS**Consideration of Resolution 2021-13 Appointing Treasurer and Assistant Treasurer**

Ms. Burns noted Mr. Lovera will be retiring, and she asked that the Board appoint George Flint as the Treasurer and Katie Costa as Assistant Treasurer

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, Resolution 2021-13 Appointing Treasurer as George Flint and Assistant Treasurer as Katie Costa, was approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Robin had nothing further to report.

B. Engineer

Ms. Stewart had a question about the clarification of portions in Clayton's report, which he will cover. Nothing further from the Engineer.

C. Field Manager's Report

i. Consideration of Proposal from Smith Contracting for Wier Wall Repair

Mr. Smith presented the Field Manager's Report. He reported the replacement of lights and fixtures. Installment of 6 dog stations is complete. The wier repair had major issues and the contractor quoted \$18,209. It was suggested the Board look at more options to complete this project before spending the amount. It was clarified it was an older system not a newer one. Mr. Andrade suggested getting a quote from QGS.

Mr. Smith noted there were needed landscape maintenance improvements, irrigation repair, and treatment of palms. He noted that some warranty items like some palms installed have died already, and a magnolia died. The company, Cardinal, needed to be asked about replacement with warranty. Discussion ensued about the landscaping issues.

Mr. Smith further noted the access control at the pool has been installed and they are looking into adding some extra components to the bathrooms. He answered a concern about replacement of lighting in an area and stated it would be the District's responsibility to replace. Discussion ensued about costs.

He also discussed landscaping enhancements and presented plan drawings for several areas and options. A quote was presented for plant replacement for \$7,156. Discussion ensued about options and getting a proposal for entrance and other areas for upgrading landscaping. Mr. Smith added the savings with the new landscaper but added concerns about costs. The budget was discussed about adding some monuments and availability for these.

Mr. Andrade outlined the specifics on the passive parks and walking trails that will be added.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, of the Proposal from Cardinal for Entrance Landscaping, was approved.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns noted the Check Register was for the month of February at a total for the general fund of \$172,928.20. The total with the ACH utilities was \$178,507.56.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the Check Register for \$172,928.20, was approved.

ii. Balance Sheet & Income Statement

Ms. Burns noted that the financial statements were through February are included. She added they were fully collecting for assessments. No action is necessary.

ELEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TWELTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There were no Supervisors Requests.

Audience Comments included a comment on the light pole that was hit. Also, the light pole in front of her house needed dirt. She further commented that most all new lights dirt had been washed away.

Mr. Robin wanted to further discuss partial assignment and get signatures.

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2021-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2021/2022; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (**“Board”**) of the Chapel Creek Community Development District (**“District”**) prior to June 15, 2021 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (**“Proposed Budget”**); and

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

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

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

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

DATE: August 3, 2021

HOURL: 5:00 p.m.

LOCATION: Hampton Inn Dade City - Zephyrhills
13215 U.S. Hwy 301
Dade City, Florida 33525

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

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

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

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

PASSED AND ADOPTED ON MAY 11, 2021.

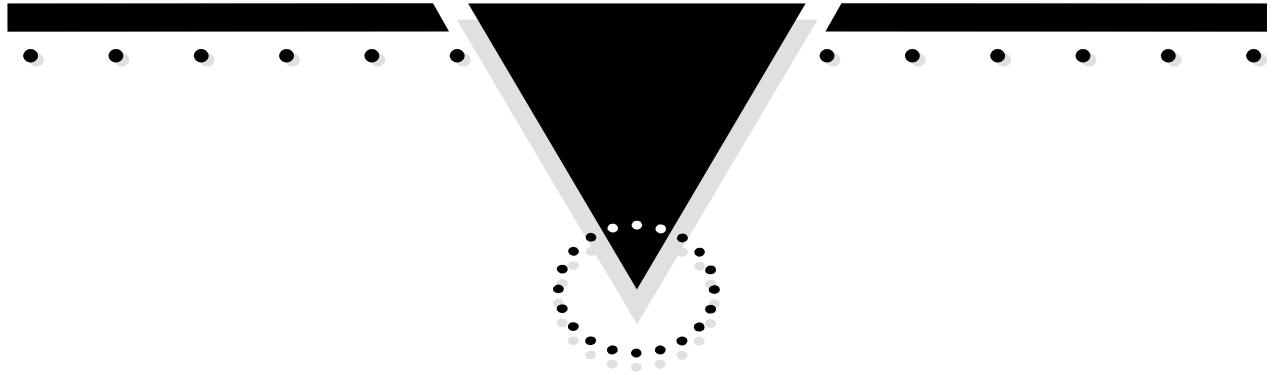
Attest:

**Chapel Creek Community
Development District**

Print Name: _____
Secretary / Assistant Secretary

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

Exhibit A: Proposed Budget for Fiscal Year 2021/2022



Chapel Creek

Community Development District

Proposed Budget

FY 2022



**Chapel Creek
Community Development District**

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Chapel Creek
Community Development District
General Fund
Proposed Operating Budget

Adopted Budget FY 2021	Actual thru 3/31/21	Projected Next 6 Months	Total Projected @ 9/30/21	Proposed Budget FY 2022
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Revenues

Operations and Maintenance Assessments	\$ 287,437	\$ 254,117	\$ 32,412	\$ 286,529	\$ 306,766
Developer Funding	\$ 68,041	\$ -	\$ -	\$ -	\$ 140,000
Operations and Maintenance Assessments- Lot Closings	\$ -	\$ 3,282	\$ -	\$ 3,282	\$ -

Total Revenues

\$ 355,478	\$ 257,399	\$ 32,412	\$ 289,811	\$ 446,766
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Expenditures

Administrative

Supervisors Fees	\$ 7,000	\$ 5,000	\$ 5,000	\$ 10,000	\$ 12,000
Administrative Services	\$ 4,500	\$ 750	\$ -	\$ 750	\$ -
District Management	\$ 17,500	\$ 14,113	\$ 17,500	\$ 31,613	\$ 35,000
District Engineer	\$ 3,500	\$ 2,706	\$ 1,000	\$ 3,706	\$ 3,500
Disclosure Report	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Trustee Fees	\$ 3,000	\$ -	\$ 3,000	\$ 3,000	\$ 3,000
Property Appraiser Fee	\$ 150	\$ -	\$ 150	\$ 150	\$ 150
Assessment Roll	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Financial & Revenue Collections	\$ 3,600	\$ 600	\$ -	\$ 600	\$ -
Accounting Services	\$ 14,400	\$ 2,400	\$ -	\$ 2,400	\$ -
Auditing Services	\$ 4,900	\$ -	\$ 4,900	\$ 4,900	\$ 4,900
Arbitrage Rebate Calculation	\$ 650	\$ -	\$ 600	\$ 600	\$ 650
Public Officials Liability Insurance	\$ 2,537	\$ 2,601	\$ -	\$ 2,601	\$ 2,663
Legal Advertising	\$ 800	\$ 924	\$ 900	\$ 1,824	\$ 2,000
Dues, License, & Subscriptions	\$ 200	\$ 175	\$ -	\$ 175	\$ 175
Postage & Delivery	\$ -	\$ 371	\$ 100	\$ 471	\$ 500
Printing & Binding	\$ -	\$ 17	\$ 20	\$ 37	\$ 150
Office Supplies	\$ -	\$ 9	\$ 20	\$ 29	\$ 150
ADA Website Compliance	\$ 2,000	\$ 1,538	\$ -	\$ 1,538	\$ 2,000
Information Technology	\$ -	\$ -	\$ -	\$ -	\$ 1,265
Website Hosting, Maintenance, Backup (Email)	\$ 2,100	\$ 200	\$ -	\$ 200	\$ 610
District Counsel	\$ 12,000	\$ 1,947	\$ 2,500	\$ 4,447	\$ 12,000

Administration Subtotal

\$ 88,837	\$ 43,349	\$ 35,690	\$ 79,039	\$ 90,713
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Field

Field Management	\$ -	\$ 4,799	\$ 7,500	\$ 12,299	\$ 15,000
Security Services and Patrols	\$ 12,000	\$ -	\$ -	\$ -	\$ -
Gate Facility Maintenance	\$ 500	\$ -	\$ -	\$ -	\$ -
Gate Facility Access Cards	\$ 200	\$ -	\$ -	\$ -	\$ -
Heat A/C System Maintenance	\$ 1,000	\$ -	\$ -	\$ -	\$ -
Utility Services- Electric	\$ 20,000	\$ 4,939	\$ 4,908	\$ 9,847	\$ 12,000
Utility Services- Streetlights	\$ -	\$ 13,399	\$ 17,915	\$ 31,313	\$ 40,000
Street Light Repair	\$ 3,000	\$ 703	\$ 150	\$ 853	\$ 14,000
Aquatic Maintenance	\$ 9,800	\$ 4,650	\$ 4,650	\$ 9,300	\$ 9,300
Aquatic Plant Replacement	\$ 3,500	\$ -	\$ -	\$ -	\$ -
Dry Retention Pond Maintenance- Bush Hog	\$ 2,500	\$ -	\$ -	\$ -	\$ -
General Liability Insurance	\$ 2,578	\$ 2,461	\$ -	\$ 2,461	\$ 2,707
Property Insurance	\$ 6,971	\$ 3,769	\$ -	\$ 3,769	\$ 4,446
Entry & Walls Maintenance	\$ 2,000	\$ 5,155	\$ -	\$ 5,155	\$ -
Landscape Maintenance	\$ 92,360	\$ 57,645	\$ 40,500	\$ 98,145	\$ 110,000

Chapel Creek
Community Development District
General Fund
Proposed Operating Budget

Adopted Budget FY 2021	Actual thru 3/31/21	Projected Next 6 Months	Total Projected @ 9/30/21	Proposed Budget FY 2022
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Field Continued

Field Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Holiday Decorations	\$ 5,000	\$ -	\$ 1,000	\$ 1,000	\$ 3,000
Irrigation Maintenance	\$ 6,000	\$ -	\$ 1,000	\$ 1,000	\$ 6,000
Irrigation Repairs	\$ 1,500	\$ 230	\$ -	\$ 230	\$ -
Landscape-Mulch	\$ 2,500	\$ -	\$ -	\$ -	\$ -
Landscape Enhancements & Replacement	\$ 1,000	\$ -	\$ 500	\$ 500	\$ 35,000
Sidewalk & Pavement Management	\$ -	\$ -	\$ -	\$ -	\$ 1,500
Fire Ant Treatment	\$ 500	\$ -	\$ -	\$ -	\$ -
Field Contingency	\$ -	\$ -	\$ -	\$ -	\$ 10,000

Field Subtotal

\$ 172,909	\$ 97,749	\$ 78,123	\$ 175,871	\$ 272,953
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Amenity Center

Utility Services- Electric	\$ 2,000	\$ 3,922	\$ 3,918	\$ 7,840	\$ 10,000
Utility Services- Water & Sewer	\$ -	\$ 876	\$ 1,050	\$ 1,926	\$ 3,000
Garbage- Recreation Facility	\$ 3,000	\$ -	\$ -	\$ -	\$ -
Amenity Access Management	\$ 35,293	\$ -	\$ -	\$ -	\$ 5,000
Pool Permits	\$ 500	\$ -	\$ -	\$ -	\$ -
Amenity Maintenance & Repair	\$ 1,500	\$ -	\$ 1,000	\$ 1,000	\$ 20,000
Janitorial Services	\$ 9,100	\$ 3,980	\$ 4,200	\$ 8,180	\$ 8,400
Pool Service Contract	\$ 10,200	\$ 5,100	\$ 5,100	\$ 10,200	\$ 10,200
Security	\$ 5,604	\$ -	\$ 500	\$ 500	\$ 7,500
Internet	\$ 960	\$ -	\$ 500	\$ 500	\$ 3,000
Pest Control Services	\$ 500	\$ 100	\$ -	\$ 100	\$ 1,000
Lighting Replacement	\$ 500	\$ -	\$ -	\$ -	\$ -
Dog Park Maintenance	\$ 3,600	\$ 2,444	\$ -	\$ 2,444	\$ -
Dog Waste Station Supplies	\$ 1,125	\$ -	\$ -	\$ -	\$ -
Miscellaneous Contingency	\$ 9,850	\$ 849	\$ 500	\$ 1,349	\$ 5,000

Amenity Subtotal

\$ 83,732	\$ 17,271	\$ 16,768	\$ 34,039	\$ 73,100
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Total Expenditures

\$ 345,478	\$ 158,369	\$ 130,581	\$ 288,950	\$ 436,766
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Operating Income (Loss)

\$ 10,000	\$ 99,030	\$ (98,168)	\$ 861	\$ 10,000
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Other Sources/(Uses)

Transfer Out Capital Reserve	\$ (10,000)	\$ -	\$ -	\$ -	\$ (10,000)
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Total Other Sources/(Uses)

\$ (10,000)	\$ -	\$ -	\$ -	\$ (10,000)
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Excess Revenues/ (Expenditures)

\$ -	\$ 99,030	\$ (98,168)	\$ 861	\$ -
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Development	Units	ERU	Gross Per Unit	Gross Assessments
Single Family 50' (Direct)	356	0.95	\$ 132	\$ 46,933
Single Family 52.5'	170	1.00	\$ 730	\$ 124,182
Single Family 62.5'	91	1.14	\$ 814	\$ 74,100
Single Family 65'	95	1.16	\$ 826	\$ 78,495
Commercial	20	0.85	\$ 132	\$ 2,637
Subtotal: Gross Assessments				\$ 326,347
Less Discounts (6%)				\$ (19,581)
Net Annual Assessment	732			\$ 306,766

Chapel Creek

Community Development District

General Fund Budget

Revenues:

Operations and Maintenance Assessments- Tax Roll

The District will levy a Non-Ad Valorem Assessment on all the assessable property within the District in order to pay for its operating and maintenance expenditures incurred during the Fiscal Year.

Developer Funding

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

Administrative Expenditures:

Supervisors Fees

The amount paid to each supervisor for the time devoted to District business and meetings is determined by Chapter 190, Florida Statutes, at \$200 per meeting. Amount is based on five supervisors receiving fees for one meeting per month with allowance for additional meetings, if needed.

District Management

The District has contracted with GMS-Central Florida, LLC to provide Accounting and Administrative Services for the District in accordance with the Management Agreement. The services include, but are not limited to, attendance of monthly board meetings, recording and transcription of board meetings, administrative services, budget preparation, financial reporting, annual audits, etc.

District Engineer

The District's engineer, Stantech Consulting Services, will be providing general engineering services to the District, which includes preparation and attendance of monthly board meetings.

Disclosure Report

The District is required by the Securities and Exchange Commission to comply the Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. In the event of an Optional Redemption, an additional \$100 is incurred for the creation of a new revised amortization schedule. The fee is per schedule, per bond issue.

Trustee Fees

The District will pay annual trustee fees to US Bank, N.A. for the Series 2006 Special Assessment Bonds.

Chapel Creek

Community Development District

General Fund Budget

Property Appraiser Fee

Fees incurred for the Pasco County Property Appraiser performing work in support of processing and distributing non-ad valorem assessment information.

Assessment Roll

The District contracts with GMS-Central Florida, LLC for calculating, levying and certification of the District's Annual Non-Ad valorem Maintenance Assessments with the Pasco County Tax Collector and maintenance of the lien book.

Auditing Services

The District is required to annually conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District hired McDirmit Davis to prepare the audit of the financials records.

Arbitrage Rebate Calculation

The District is required to have an arbitrage rebate calculation on the District's Series 2006 Special Assessment Bonds.

Public Officials Liability Insurance

Annual insurance policy for public officials liability provided by EGIS Risk Advisors.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Dues, License, & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity of \$175. This is the only expense under this category for the District.

Postage & Delivery

Mailing of Board Meeting agendas, checks for vendors, overnight deliveries and any other required correspondence. Amount is based on prior years cost.

Printing & Binding

Printing and binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

Office Supplies

Any supplies that may need to be purchased during the Fiscal Year, e.g., paper, minute books, file folders, labels, paper clips, etc.

ADA Website Compliance

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

Chapel Creek

Community Development District

General Fund Budget

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services, and servers, security, accounting software, etc.

Website Hosting, Maintenance, Backup (Email)

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

District Counsel

The District's legal counsel, Straley Robin Vericker, will be providing general services, which include attendance and preparation for monthly board meetings. Also, services include reviewing contracts, agreements, resolutions, rule amendments, etc.

Field Expenditures:

Field Management

The District has contracted with GMS-Central Florida, LLC to provide Field Services for the District in accordance with the Management Agreement. The services include, but are not limited to, managing all maintenance contracts, site visits to the District, monthly operations reports of the District, and administration of all maintenance and operations.

Chapel Creek

Community Development District

General Fund Budget

Utility Services- Electric

The District has accounts with Duke Energy to provide electricity.

Vendor	Account	Address	Monthly	Annually
Duke Energy	01534-56396	6336 Clifton Down Dr Pump	\$ 76	\$ 908
Duke Energy	21599-97316	6601 Clifton Down Dr	\$ 163	\$ 1,961
Duke Energy	23858-38391	34882 Arley Rd	\$ 168	\$ 2,021
Duke Energy	29296-35283	6351 Clifton Down Dr	\$ 58	\$ 699
Duke Energy	32817-61272	6724 Clifton Down Dr	\$ 119	\$ 1,430
Duke Energy	67727-91158	35019 Long Island CT	\$ 115	\$ 1,376
Duke Energy	89497-76450	6506 Clifton Down Dr	\$ 119	\$ 1,427
Contingency				\$ 2,177
Total				\$ 12,000

Utility Services- Streetlights

The District has accounts with Duke Energy to provide electricity to the streetlights.

Vendor	Account	Address	Monthly	Annually
Duke Energy	71229-00151	000 Gideon Circle LITE	\$ 544	\$ 6,526
Duke Energy	04719-47047	000 Clifton Down Dr LITE	\$ 2,442	\$ 29,302
Contingency				\$ 4,171
Total				\$ 40,000

Streetlight Repair

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

Aquatic Maintenance

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

General Liability Insurance

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

Chapel Creek

Community Development District

General Fund Budget

Property Insurance

Annual insurance policy for property insurance provided by EGIS Risk Advisors.

Landscape Maintenance

The District is in contract with Cardinal Landscaping to provide landscape maintenance. The services include but are not limited to basic landscaping services, fertilization, mulching, tree planting.

Field Repairs & Maintenance

Estimated expenditures for all field repairs and maintenance. These expenses include but are not limited to entry & walls maintenance gate facility maintenance, gate access cards, and A/C repairs.

Holiday Lighting

Any costs related to props used to decorate the District for the holiday seasons.

Irrigation Maintenance & Repairs

Estimated expenditures to inspect the irrigation system and provide any necessary repairs.

Landscape Enhancements & Replacement

Estimated expenditures for miscellaneous plant materials outside of the landscaping contract to provide annuals and mulch.

Field Contingency

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

Amenity Expenditures:

Utility Services- Electric

The District has accounts with Duke Energy to provide electricity for the Amenity Center.

Vendor	Account	Address	Monthly	Annually
Duke Energy	22497-28285	6405 Clifton Down Dr Mail Kiosk	\$ 20	\$ 242
Duke Energy	34542-93525	6405 Clifton Down Dr Cabana	\$ 633	\$ 7,602
Contingency				\$ 2,156
Total				\$ 10,000

Chapel Creek

Community Development District

General Fund Budget

Utility Services- Water & Sewer

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

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

Amenity Access Management

Represents the cost of managing and monitoring access to the District's amenity facilities.

Amenity Repairs & Maintenance

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

Janitorial Services

The District is in contract with Jayman Enterprises, LLC to provide monthly janitorial services at the amenity center and trash pick up of the grounds.

Pool Service

The District is in contract with Suncoast Pool to perform monthly cleaning and chemical services to the three amenity pools.

Security

The District may incur expenses to hire security or pool attendants if needed.

Internet

Estimated annual cost for Internet at the amenity center.

Pest Control

Monthly pest elimination provided by Apex Pest Control Inc.

Contingency

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

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

	Adopted Budget FY 2021	Proposed Budget FY 2022
<u>Revenues</u>		
Transfer In- General Fund	\$ 10,000	\$ 10,000
Total Revenues	\$ 10,000	\$ 10,000
<u>Expenditures</u>		
Capital Outlay	\$ 10,000	\$ 10,000
Total Expenditures	\$ 10,000	\$ 10,000
Excess Revenues/(Expenditures)	\$ -	\$ -

Chapel Creek
Community Development District
Debt Service- Series 2006
Proposed Budget

	Adopted Budget FY 2021	Proposed Budget FY 2022
<u>Revenues</u>		
Special Assessments	\$ 402,803	\$ 400,900
Total Revenues	\$ 402,803	\$ 400,900
<u>Expenditures</u>		
Interest Expense 11/1	\$ 46,402	\$ 120,450
Principal Expense 5/1	\$ 310,000	\$ 160,000
Interest Expense 5/1	\$ 46,402	\$ 120,450
Total Expenditures	\$ 402,803	\$ 400,900
Excess Revenues/(Expenditures)	\$ -	\$ -

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

Period Ending	Principal	Annual Principal	Interst Rate	Interest	Annual Debt
05/01/21	\$4,530,000	\$150,000	5.50%	\$124,575.00	
11/01/21				\$120,450.00	\$395,025.00
05/01/22	\$4,380,000	\$160,000	5.50%	\$120,450.00	
11/01/22				\$116,050.00	\$396,500.00
05/01/23	\$4,220,000	\$170,000	5.50%	\$116,050.00	
11/01/23				\$111,375.00	\$397,425.00
05/01/24	\$4,050,000	\$180,000	5.50%	\$111,375.00	
11/01/24				\$106,425.00	\$397,800.00
05/01/25	\$3,870,000	\$190,000	5.50%	\$106,425.00	
11/01/25				\$101,200.00	\$397,625.00
05/01/26	\$3,680,000	\$200,000	5.50%	\$101,200.00	
11/01/26				\$95,700.00	\$396,900.00
05/01/27	\$3,480,000	\$210,000	5.50%	\$95,700.00	
11/01/27				\$89,925.00	\$395,625.00
05/01/28	\$3,270,000	\$225,000	5.50%	\$89,925.00	
11/01/28				\$83,737.50	\$398,662.50
05/01/29	\$3,045,000	\$235,000	5.50%	\$83,737.50	
11/01/29				\$77,275.00	\$396,012.50
05/01/30	\$2,810,000	\$250,000	5.50%	\$77,275.00	
11/01/30				\$70,400.00	\$397,675.00
05/01/31	\$2,560,000	\$260,000	5.50%	\$70,400.00	
11/01/31				\$63,250.00	\$393,650.00
05/01/32	\$2,300,000	\$275,000	5.50%	\$63,250.00	
11/01/32				\$55,687.50	\$393,937.50
05/01/33	\$2,025,000	\$295,000	5.50%	\$55,687.50	
11/01/33				\$47,575.00	\$398,262.50
05/01/34	\$1,730,000	\$310,000	5.50%	\$47,575.00	
11/01/34				\$39,050.00	\$396,625.00
05/01/35	\$1,420,000	\$325,000	5.50%	\$39,050.00	
11/01/35				\$30,112.50	\$394,162.50
05/01/36	\$1,095,000	\$345,000	5.50%	\$30,112.50	
11/01/36				\$20,625.00	\$395,737.50
05/01/37	\$750,000	\$365,000	5.50%	\$20,625.00	
11/01/37				\$10,587.50	\$396,212.50
05/01/38	\$385,000	\$385,000	5.50%	\$10,587.50	
11/01/38					\$395,587.50
Total		\$4,530,000		\$2,603,425.00	\$7,133,425.00

**Chapel Creek Community Development District
FY 2022 Operations and Maintenance Methodology
Equivalent Residential Unit Allocation
Assessments per Unit - Net and Gross**

ADMINISTRATIVE											
Land Use / Product Type	ERU per Unit	Current Platted Units	Future Planned Units	Total Platted Units	Total ERU's	%	FY 2022 Budget Allocation	FY 2022 Per Unit Net Assessment	FY 2022 Per Unit Gross Assessment	FY 2021 Per Unit Gross Assessment	Increase Per Unit Gross Assessment
Commercial	0.85	0	0	20	20	3%	\$2,478	\$123.92	\$131.83	\$127.80	\$4.03
Single Family - 50' Lot	0.95	0	356	356	356	49%	\$44,117	\$123.92	\$131.83	\$127.80	\$4.03
Single Family - 52.5' Lot	1.00	170	0	170	170	23%	\$21,067	\$123.92	\$131.83	\$127.80	\$4.03
Single Family - 62.5' Lot	1.14	91	0	91	91	12%	\$11,277	\$123.92	\$131.83	\$127.80	\$4.03
Single Family - 65' Lot	1.16	95	0	95	95	13%	\$11,773	\$123.92	\$131.83	\$127.80	\$4.03
Total		356	356	732	732	100%	\$90,713				

FIELD											
Land Use / Product Type	ERU per Unit	Current Platted Units	Future Planned Units	Total Platted Units	Total ERU's	%	FY 2022 Budget Allocation	FY 2022 Per Unit Net Assessment	FY 2022 Per Unit Gross Assessment	FY 2021 Per Unit Gross Assessment	Increase Per Unit Gross Assessment
Single Family - 52.5' Lot	1.00	170	0	170	170	44%	\$95,663	\$562.73	\$598.64	\$552.78	\$45.86
Single Family - 62.5' Lot	1.14	91	0	91	103.74	27%	\$58,377	\$641.51	\$682.45	\$630.17	\$52.28
Single Family - 65' Lot	1.16	95	0	95	110.2	29%	\$62,012	\$652.76	\$694.43	\$641.23	\$53.20
Total		356	0	356	384	100%	\$216,053				

COMBINED											
Land Use / Product Type	ERU per Unit	Current Platted Units	Future Planned Units	Total Platted Units	Total ERU's	%	FY 2022 Budget Allocation	FY 2022 Per Unit Net Assessment	FY 2022 Per Unit Gross Assessment	FY 2021 Per Unit Gross Assessment	Increase Per Unit Gross Assessment
Commercial	0.85	0	0	20	17	2%	\$2,478	\$123.92	\$131.83	\$127.80	\$4.03
Single Family - 50' Lot	0.95	0	356	356	338.2	46%	\$44,117	\$123.92	\$131.83	\$127.80	\$4.03
Single Family - 52.5' Lot	1.00	170	0	170	170	23%	\$116,731	\$686.65	\$730.48	\$680.58	\$49.90
Single Family - 62.5' Lot	1.14	91	0	91	103.74	14%	\$69,654	\$765.43	\$814.29	\$757.97	\$56.32
Single Family - 65' Lot	1.16	95	0	95	110.2	15%	\$73,785	\$776.69	\$826.26	\$769.03	\$57.23
Total		356	356	732	739	100%	\$306,766				

FY 2022 Budget:

Administrative	\$90,713
Field and Grounds	\$272,953
Amenity Center	\$73,100
Capital Reserve	\$10,000
Less: Dev Funding	-\$140,000
	<u>\$306,766</u>

SECTION V

CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT
AMENITY FACILITY POLICY

Amenity Facilities Located at:
6405 Clifton Down Drive
Zephyrhills, FL 33541

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I. DEFINITIONS

“Access Code” shall mean that certain code issued and administered by the District that provides access to Amenity Facilities.

“Amenity Facility” or “Amenity Facilities” – shall mean the properties and areas owned by the District and intended for recreational use, including, but limited to, the Chapel Creek clubhouse and pool, playground, dog park, and shade structures together with their appurtenant facilities and areas.

“Amenity Facility Policy” or “Policies” – shall mean all Amenity Facility Policy of Chapel Creek Community Development District, as amended from time to time.

“Board of Supervisors” or “Board” – shall mean the Board of Supervisors of the Chapel Creek Community Development District.

“District” – shall mean the Chapel Creek Community Development District.

“District Manager” or “District Staff” – shall mean the professional management company, including its employees, staff and agents, contracted by the District to provide management services to the District and/or manage all Amenity Facilities within the District.

“Non-Resident(s)” – shall mean any person or persons who are not a Resident(s) of the District.

“Non-Resident User” – shall mean A Non-Resident who pays a Non-Resident User Fee to the District for use of the Amenity Facilities.

“Non-Resident User Fee” – shall mean the fee established by the District for a Non-Resident who wishes use the Amenity Facilities. The amount of the Non-Resident User Fee is set forth herein and is subject to change from time to time.

“Patron” or “Patrons” – shall include Residents, Non-Resident Users, and/or their guest(s) using the Amenity Facilities in a lawful manner and in accordance with this Amenity Facility Policy.

“Property Owner” – shall mean the person(s) holding legal title and ownership of a residential detached home within the District.

“Renter” – shall mean any tenant residing in a residential home within the District under a valid rental or lease agreement with the Property Owner that includes the Renter’s use of the Amenity Facilities.

“Resident” – shall mean any person, spouse or registered domestic partner of a person, and/or immediate family, including minor and/or dependent children, lawfully residing in a residential detached home within the District.

II. HOURS OF OPERATION AND EMERGENCY CONTACT

Hours: The District Amenity Facilities are available for use by Patrons during normal operating hours. Operating hours shall be established and posted by the District. Normal operating hours for the District pool shall be from sunrise to sunset each day.

Emergencies: In the event of an emergency, first call 9-1-1. After contacting 9-1-1, all emergencies and injuries occurring at the Amenity Facilities must be reported to the office of the District Manager at (407) 841-5524.

III. ENFORCEMENT AND AMENDMENT OF AMENITY FACILITY POLICY

The Board, the District Manager, and any designated District staff shall have authority to enforce these Policies. However, the District Manager shall have the authority to waive strict application of any of these Policies when prudent, necessary or in the best interests of the District and its Patrons. A temporary waiver of any Policy by the District Manager shall not constitute a continuous, ongoing waiver of said Policy, and the District Manager shall have the right to enforce all of these policies at any time. The Board may amend this Amenity Facility Policy when necessary, from time to time.

This Amenity Facility Policy was adopted by the Board of Supervisors for the Chapel Creek Community Development District per Resolution 2020-09 on July 8, 2020 at a duly noticed public meeting.

IV. USE OF AMENITY FACILITIES IS AT PATRONS’ OWN RISK.

Patrons lawfully on the premises of the Amenity Facilities are welcome to enjoy the Amenity Facilities at their own risk and pursuant to the District’s rules and policies. The District does not provide on-site staff dedicated for the purpose of monitoring the use of the Amenity Facilities or safety of the Patrons. Patrons interested in using the Amenity Facilities are encouraged to consult with a physician prior to commencing a fitness program. The District is not responsible for any injuries from the use of the Amenity Facilities or damage or theft of personal property.

V. ACCESS CODE

The District operates an access system for entry into the Amenity Facilities to ensure that only Residents, Non-Resident Users and/or their guests may use the Amenity Facilities. All Residents and Non-Resident Users will be required to sign an Amenity Facilities registration form as a condition for receiving their Access Code and accessing the Amenity Facilities.

- (1) One (1) Access Code will to be issued to each Property Owner upon purchase of a residential detached home in the District or upon payment of the Non-Resident User Fee

by a Non-Resident User. Proof of residence (Driver's License, State ID, utility bill or a vehicle registration) is required for Residents.

- (2) All Residents and Non-Resident Users must use their assigned Access Code to enter the Amenity Facilities.
- (3) The Access Code will be updated on a semi-annual basis. All Residents will be notified of the Access Code change.

VI. ANNUAL NON-RESIDENT USER FEE

Non-resident Users may purchase an annual membership for use of the Amenity Facilities on a year to year basis. The Non-Resident User Fee is \$1,300.00 per year, per family, payable in advance. The Non-Resident User is entitled to the Access Code for a family unit. The individual rate and the family rate are the same. Non-Resident User membership becomes effective upon the date full payment of the Non-Resident User Fee is received by the District. Annual renewal fees are due and payable on or before the expiration date of the prior term, and are subject to change from year to year based upon the costs of operation of the Amenity Facilities. Corporate or commercial memberships are not available for Non-Resident Users.

Due to the limited size and capacity of the Amenity Facility, the number of Non-Resident Users is limited to fifteen (15) at any time. The minimum age for Non-Resident Users is twenty-one (21) years of age.

VII. RENTERS

- (1) **Assignment from Property Owner.** Property Owners who rent or lease their residential detached home(s) in the District to Renters may assign their use rights to the Amenities Facilities to the Renters. Renters who are designated as the assigned beneficial users of the Property Owner's Amenity Facilities privileges shall be entitled to all the Property Owner's privileges for the term of the lease. Likewise, a Property Owner who makes such an assignment surrenders their Amenity Facility privileges for the entire period during which the Renters occupy the property. Renters must submit written copy of the lease and evidence of the assignment, if not included in the lease, to District Staff. To reinstate the Property Owner's Amenity Facilities privileges, the Property Owner must demonstrate to District Staff that the lease has expired and/or the tenants are no longer in possession of the property.
- (2) **Payment of Annual Fee.** Unless the Property Owner's rights to use the Amenity Facilities are transferred to the Renter, or the Renter pays the Non-Resident User Fee and become a Non-Resident User, Renters are not permitted to use the Amenity Facilities. Renters who choose to pay the Non-Resident User Fee will have all the privileges of a Non-Resident User.

- (3) The Property Owner shall be responsible for all damages to District property caused by their Renters and any charges incurred by the Renters which remain unpaid after the customary billing and collection procedure established by the District. Property Owners are responsible for the department of their Renters.
- (4) Renters shall be subject to such other rules and regulations as the Board may adopt from time to time, and all policies applicable to the Amenity Facilities.

VIII. GUEST POLICIES

- (1) Residents and Non-Resident Users shall at all times accompany their guests when using any Amenity Facility, and shall be responsible for any damages to District property caused by their guests.
- (2) **Minor Guest Policy for Amenity Facility.** Residents and Non-Resident Users under eighteen (18) years of age are not permitted to bring any guests into the pool area. Residents and Non-Resident Users eighteen (18) years of age or older are permitted to bring a maximum of two (2) guests each into the pool area. Residents and Non-Resident Users age sixteen (16) years and older are permitted to bring one (1) guest to all other Amenity Facilities except the pool area. The guest of the sixteen (16) year old Resident or Non-Resident User must be sixteen (16) years of age or older and must produce proper age identification upon request of District Staff.

IX. GENERAL FACILITY PROVISIONS

- (1) The District Manager shall approve all programs and activities, including the number of participants, equipment and supplies usage, facility reservations, etc., at the Amenity Facilities, except the usage and rental fees established by the Board. The District Manager may authorize management-sponsored events and programs to better serve the Patrons, and may reserve any Amenity Facility for such events. This includes, but is not limited to, various athletic events and programs, and children's programs, social events, etc.
- (2) Disregard for any Amenity Facilities rules or policies may result in suspension or expulsion from the facility and/or loss of Amenity Facility privileges in accordance with the procedures set forth herein.
- (3) Patrons shall treat staff members with courtesy and respect. Patrons shall abide by and comply with all federal, state and local laws and ordinances while utilizing the Amenity Facilities, and shall ensure that any minor for whom they are responsible complies with the same.
- (4) Minor children under sixteen (16) years of age must be accompanied by a Resident or Non-Resident User aged eighteen (18) or older.
- (5) Dogs or other pets are not permitted at the clubhouse and pool area, with the exception of service animals. Where service animals are permitted on the grounds, they must be leashed. The owner of a service animal is responsible for promptly cleaning up after the animal.

- (6) Alcoholic beverages are not permitted to be served or consumed on the Amenity Facilities premises, except for pre-approved private parties only.
- (7) Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, or in any way which blocks the normal flow of traffic.
- (8) Fireworks of any kind are not permitted on the Amenity Facilities or adjacent areas.
- (9) Only District Staff is allowed in the service areas of the Amenity Facilities.
- (10) Smoking is not permitted at or on the Amenity Facilities, except in designated areas.
- (11) Golf carts, off-road bikes/vehicles (including ATV's), and motorized scooters are prohibited on all property owned, maintained, and operated by the District or at any of the Facility Amenities within District.
- (12) Skateboarding is not allowed on or at any Amenity Facilities, including parking lots.
- (13) Commercial advertisements shall not be posted or circulated in the Amenity Facilities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted at or on the Amenity Facilities.
- (14) The Amenity Facilities shall not be used for commercial purposes without approval of the District's governing Board of Supervisors. The term "commercial purposes" shall mean those activities which involve, in any way, the provision of goods or services for compensation.
- (15) Firearms or any other weapons are prohibited at or on the Amenity Facilities.
- (16) No trespassing is allowed in designated wetland conservation and/or mitigation areas located on District property. Trespassers will be reported to the local authorities.
- (17) Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted at the Amenity Facility.
- (18) Outdoor grilling is prohibited at the Amenity Facilities unless at a District pre-approved special event or in a designated area.
- (19) Inflatable equipment, such as bounce houses, is not permitted at the Amenity Facilities unless specifically authorized by the District.

X. INDEMNIFICATION

Each organization, group or individual using or reserving the use of the Amenity Facilities shall indemnify and hold the District, and its officers, employees and agents harmless from any and all

liability, claims, actions, suits or demands by and person, corporation or other entity, for injuries, death, and property damage of any nature, arising out of or in connection with the use of the Amenity Facilities and/or other District property, including attorneys' fees, litigation related costs, and appellate proceedings related thereto. Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.28, Florida Statutes.

The District and its agents, employees and officers shall not be liable for, and the Patrons shall release all such parties from claims for injury or damage to or loss of personal property or to the person, sustained by the user or any person claiming through the Patron resulting from any fire, accident, occurrence, theft or condition in or upon the District's lands, premises and/or facilities.

XI. DAMAGE TO PROPERTY OR PERSONAL INJURY

Any Patron or other person who makes use of the Amenity Facilities for any purpose whatsoever does so at his or her own risk, and shall hold the District, its officers, agents and employees harmless for any and all losses, costs, claims, injuries, damages or liability sustained or resulting from such use.

Patrons are solely responsible for personal property brought onto the Amenity Facilities. The District is not responsible for the loss or damage to any personal property used or brought onto the Amenity Facilities.

All Patrons using the Amenity Facilities are required to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the District governing the Amenity Facilities. Violation of the District's policies and/or misuse or destruction of Amenity Facility equipment may result in the suspension or termination of District Amenity Facility privileges with respect to the offending Patron. The District may pursue further legal action and restitution in regard to destruction of Amenity Facility property or equipment. No person shall remove from the room in which it is placed or from the Amenity Facilities any property or furniture belonging to the District or its contractors without proper authorization. Patrons shall be liable for any property damage and/or personal injury caused by them at the Amenity Facilities. The District reserves all legal and equitable remedies for losses due to property damage or personal injury.

XII. POOL RULES

- (1) All Patrons acknowledge that use of the pool is at their own risk. Posted at the District pool will be signage which reads: **"No lifeguard on duty – swim at your own risk."**
- (2) Swimming is permitted only during designated hours, as posted at the pool. Any person swimming during non-posted swimming hours may be suspended from using the facility and possibly all Amenity Facilities. Swimming after dusk is prohibited by the Florida Department of Health. Even during the designated swimming hours, Patrons swim at their own risk while adhering to swimming pool rules. Showers are required before entering the pools. Proper swim attire must be worn in the pool. No jeans or cutoffs will be allowed.

- (3) District pool availability may be limited in order to facilitate proper maintenance of the pool and surrounding area. The pool may be closed for various periods of time for maintenance and to maintain health code regulations. The District reserves the right to authorize all programs and activities at the Amenity Facilities.
- (4) All Residents and Non-Resident Users must use their assigned Access Code to enter the pool area. At any given time, a family may accompany a maximum of two (2) guests per adult present to the swimming pool.
- (5) Children under sixteen (16) years of age must be accompanied by an adult at all times for usage of the pool facilities.
- (6) **Prohibited Behavior and Items.** Diving is strictly prohibited. No jumping, pushing, running or other horseplay is allowed in the pool or on the pool deck area. No swinging on ladders, fences, or railings is allowed. Loud, profane, or abusive language is absolutely prohibited. No physical or verbal abuse will be tolerated. Pets (with the exception of service animals), bicycles, skateboards, roller blades, and scooters are not permitted on the pool deck area inside the pool gates at any time. Radios, tape players, CD players, MP3 players and televisions, and the like are not permitted unless they are personal units equipped with headphones.
- (7) Pool entrances must be kept clear at all times. Pool furniture is not to be removed from the pool area and outside furniture is not to be brought into the pool deck area.
- (8) **No Food, Alcohol or Glass Containers in Pool Area.** Alcoholic beverages are not permitted in the pool area. All coolers and containers are subject to search by District Staff. No food (including chewing gum) is permitted in the pool or on the pool deck area.
- (9) The changing of diapers or clothes is not allowed in the pool area or on the tables. Children under three (3) years of age, and those who are not reliably toilet trained, must wear swim diapers, as well as a swim suit over the swim diaper.
- (10) **Pool Contamination.** If pool contamination occurs, the pool will be closed for such time as necessary to comply with Florida law. Pool water will be treated to kill the bacteria, if necessary. Any Patron who does pollute or contaminate the pool may be liable for any costs incurred in treating and reopening the pool and may be subject to suspension of privileges, at the District's discretion. Chemicals used in the pool for regular treatment or for contamination cleanup may affect certain hair or fabric colors, or cause minor eye irritation. The District is not responsible for these effects.
- (11) No Patron should use the pool during inclement weather, especially when lightning and thunder is present.

XII. SUSPENSION AND TERMINATION OF PRIVILEGES & APPEAL PROVISIONS

- (1) **Documentation of Violations.** The District Manager or other authorized agent shall record all violations, including repeat violations, on written incident reports, and shall include the date, time, name of the parties involved, and nature of the violation. The report shall be filed {00086188.DOC/}

with or by the District Manager within 24 hours of the incident. The District Manager shall maintain all records in accordance with public record laws. If a Patron subject to a suspension or termination is found on the premises, such Patron may be subject to arrest for trespassing.

(2) A Patron's privileges at the Amenity Facilities may be suspended or terminated for the following non-exhaustive list of violations or behaviors:

- Submitting false information on the application for an Access Code.
- Permitting unauthorized use of an Access Code.
- Exhibiting unsatisfactory behavior or appearance.
- Failing to pay fees or assessments owed to the District in a proper and timely manner.
- Failing to abide by any provision of this Amenity Facility Policy.
- Treating the District Staff, supervisors, contractors, other representatives, or other Patrons in an unreasonable or abusive manner.
- Engaging in conduct that is improper or likely to endanger the welfare, safety or reputation of the District, other Patrons, the Amenity Facility, and/or District Staff.
- Damaging or destroying District property.
- Committing or allegedly committing a crime on District property.

(3) **Suspension of a Patron's Privileges by the District Manager.** The District Manager may at any time suspend a Patron's privileges to use the Amenity Facilities for committing any of the violations listed above, and/or when such action is necessary to protect the health, safety and welfare of other Patrons, or to protect the District's Amenity Facilities from damage. The District Manager shall follow the process below for suspension or termination of a Patron's privileges:

- a. Request the Patron to leave the Amenity Facilities immediately, temporarily suspend the Patron's privileges, and/or call local law enforcement for assistance if the Patron fails to comply with the request.
- b. Such temporary suspension shall be for a maximum of thirty (30) consecutive days.
- c. In determining the length of any suspension, the District Manager, shall take into account the nature of the conduct and any prior violations.

(4) **Appeal of Suspension or Revocation of Privileges by a Patron.**

- a. At least seven (7) days prior to any Board meeting where a longer suspension of Amenity Facility privileges will be considered by the Board, the District shall send written notice to the Patron's last known address informing the Patron of the suspension or revocation of privileges and stating the opportunity for the Patron to appeal the suspension or revocation at the next meeting of the Board.
- b. That Patron may appeal the suspension or revocation of privileges by appearing at the next meeting of the Board.

- c. At that Board meeting, the offending Patron shall be provided reasonable time to present statements and/or evidence and witnesses on the Patron's behalf, subject to any reasonable restrictions imposed by the Board.
- d. The Board shall then determine the appropriate action to be taken by taking into account the evidence, nature of the offense, and any prior violations. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances to address the violations, including imposing a longer suspension for or permanent termination of a Patron's privileges to use the Amenity Facilities.

XIV. NATURAL AREAS POLICY STATEMENT

The following is the policy statement of the District regarding natural buffers or environmentally sensitive areas located in the District. This policy statement is consistent with the policies of other governments, including Pasco County and the State of Florida, as it relates to natural upland and wetland conservation/preservation areas, and may be amended by the Board from time to time.

The natural areas are not intended to be maintained. These areas are to be left untouched to allow for nature to take its normal course. Any vegetation that dies or is damaged by storms or other "acts of God" is to remain in its existing configuration within these areas to fulfill its role in nature's process.

Trees, within or immediately adjacent to these areas that have died and appear to pose a threat of falling and damaging an abutting property owner's property may be addressed by the abutting property owner. The abutting property owner must initially contact the Pasco County Development Review Division or the Southwest Florida Water Management District (SWFWMD) to assess the threat. Any subsequent trimming and/or removal, if warranted/permitted by the appropriate governing entity shall be done at the expense of the abutting property owner. The goal is to prohibit or minimize disturbance to these areas.

In the event that a tree does fall or threatens to fall onto another's property, that property owner has the right to cut back or "limb" the tree, as necessary to their individual property line. The rest of the tree is to be left alone. Notwithstanding, removal of native vegetation within and immediately surrounding these areas is discouraged and may be restricted or prohibited by Pasco County, and ultimately the Southwest Florida Water Management District (SWFWMD) to protect the upland/wetland area or water body. Ultimately, no one is allowed to encroach into the natural areas for any reason, from maintenance to placement of personal property of any kind.

Chapel Creek Community Development District

Incident Report

Date of Incident: _____ **Time of Incident:** _____ (am/pm)

Party Involved: _____ **Sex:** Male/Female

Is this person 18 years or older? Yes/No

If not, name of Parent or Guardian: _____

Mailing Address: _____

Was local law enforcement called? Yes/No

Description of what happened (include location):

Names, phone numbers, and addresses of who witnessed the incident:

Immediately Suspended: Yes/No

If yes, the reason: _____

Recommendation: _____

Name of Staff Member writing this report: _____

Signature of Staff Member writing this report: _____

Date: _____

Chapel Creek Community Development District

Non-Resident User Application

Date of Application: _____ Date of Non-Resident User Fee Payment: _____

Mailing Address: _____

Phone Number: _____

Alternate Phone Number: _____

Email Address(es): _____

Total Number of Immediate Family Members: _____

Names of Adult Members: _____

Names of Dependent Children Aged 18-22 and Ages: _____

Number of Minor Children Age 16 or Older: _____

Number of Minor Children Age 15 or Younger: _____

Names of Minor Children and Ages: _____

Emergency Contact Information:

Primary Emergency Contact:

Name(s): _____ Phone Number(s): _____

By executing this application, I agree to abide and be bound by all terms and conditions of the Amenity Facility Policy, including, without limitation, the indemnity and release provisions set forth in the policy, and acknowledge that my use of the District Amenity Facility is at my own risk. I understand and acknowledge that I may access the Amenity Facility Policy online at the District website at any time or may request a paper copy from the District Manager. I further acknowledge that I have read or had the opportunity to read the Amenity Facility Policy prior to signing this agreement.

(signature)

By: _____
(print name)

SECTION VI

SECTION C

*Item will be
provided under
separate cover.*

SECTION D

SECTION 1

Chapel Creek
Community Development District
Check Register Summary & ACH Debit Summary
March 1, 2021 through March 31, 2021

Fund	Date	Check #'s/Vendor	Amount
-------------	-------------	-------------------------	---------------

Check Register

General Fund- Regions (GMS Operating)

3/12/21	28-32	\$	20,118.44
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Total Check Register		\$	20,118.44
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ACH Debit

General Fund- Regions (GMS Operating)

3/4/21	Duke Energy	\$	2,441.89
3/25/21	Duke Energy	\$	2,049.35
3/31/21	Pasco County Utility	\$	355.92

Total ACH Debit		\$	4,847.16
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Total Check Register & ACH Debit		\$	24,965.60
---	--	-----------	------------------

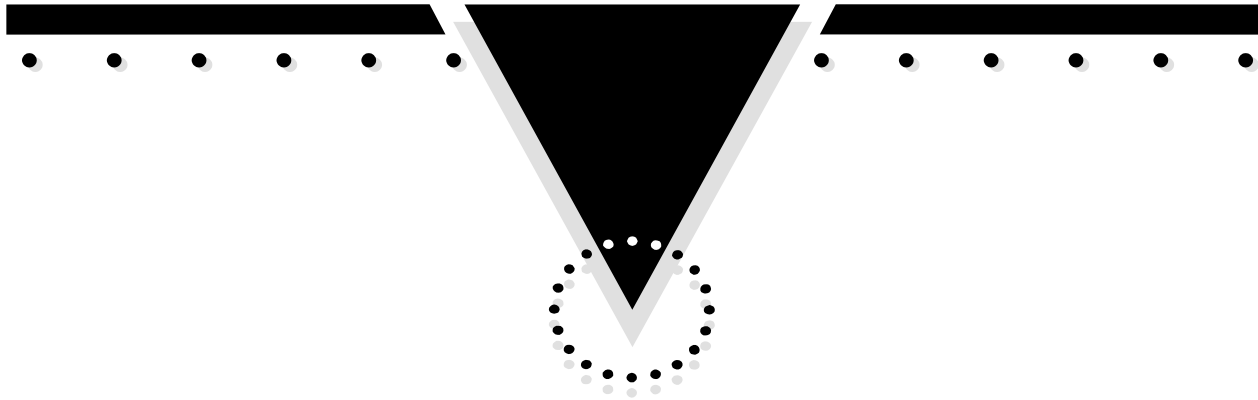
CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
TOTAL FOR REGISTER						20,118.44	

AP120W-2 ACCOUNTS PAYABLE CHECK REGISTER AS OF 3/31/2021 PAGE 1
 001 CHAPEL CREEK - GENERAL FUND RUN DATE 3/12/2021 16.10.05
 BANK A: GENERAL FUND

<u>VEND#</u>	<u>VENDOR NAME</u>	<u>CHECK NO.</u>	<u>CHECK DATE</u>	<u>CHECK AMOUNT</u>
00018	GATE TECH INC	000028	3/12/2021	2,577.50
00008	GMS-CENTRAL FLORIDA, LLC	000029	3/12/2021	9,678.28
00020	JAYMAN ENTERPRISES, LLC	000030	3/12/2021	700.00
00021	K. JOHNSON'S LAWN & LANDSCAPING INC	000031	3/12/2021	7,162.66
				20,118.44

	CHAPEL CREEK - GENERAL FUND			20,118.44

SECTION 2



Chapel Creek

Community Development District

Unaudited Financial Reporting
March 31, 2021



Chapel Creek
Community Development District
Combined Balance Sheet
March 31, 2021

Governmental Fund Types

	<u>General</u>	<u>Capital Reserve</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Totals</u> <u>(memorandum only)</u>
<i>Assets</i>					
Cash- Suntrust	\$161,621	\$0	---	---	\$161,621
Accounts Receivable	\$2,424	---	---	---	\$2,424
Due from General Fund	---	---	\$53,155	---	\$53,155
Investments:					
<u>Series 2006A:</u>					
Reserve	---	---	\$235,267	---	\$235,267
Revenue	---	---	\$2,748,977	---	\$2,748,977
Prepayment	---	---	\$2,911,468	---	\$2,911,468
Acquisition and Construction	---	---	---	\$3,421	\$0
Suntrust CD- Utilities	\$21,523	---	---	---	\$21,523
Suntrust CD- Streets/Draining	\$43,271	---	---	---	\$43,271
Deposits	\$1,470	---	---	---	\$1,470
Total Assets	\$230,309	\$0	\$5,948,867	\$3,421	\$6,179,176
<i>Liabilities</i>					
Accounts Payable	\$13,216	---	---	---	\$13,216
Accrued Expenses	\$5,965	---	---	---	\$5,965
Due to General Fund	---	---	---	---	\$0
Due to Debt Service	\$53,155	---	---	---	\$53,155
Due to Other	\$64,794	---	---	---	\$64,794
Debt Service Obligation	---	---	\$4,609,843	---	\$4,609,843
<i>Fund Equity</i>					
Net Assets	---	---	---	---	\$0
<i>Fund Balances</i>					
Unassigned	\$26,915	---	---	---	\$26,915
Assigned for Capital Reserve Fund	---	\$0	---	---	\$0
Nonspendable- Deposits	\$66,264	---	---	---	\$66,264
Restricted for Capital Projects	---	---	---	---	\$0
Restricted for Debt Service	---	---	\$1,339,024	\$3,421	\$1,339,024
Total Liabilities, Fund Equity, Other	\$230,309	\$0	\$5,948,867	\$3,421	\$6,179,176

Chapel Creek
Community Development District
General Fund
Statement of Revenues & Expenditures
For Period Ending March 31, 2021

	Adopted Budget	Prorated Budget 3/31/21	Actual 3/31/21	Variance
<i>Revenues</i>				
Operations and Maintenance Assessments- Tax Roll	\$145,388	\$145,388	\$154,572	\$9,184
Operations and Maintenance Assessments- Off Roll	\$132,049	\$99,545	\$99,545	\$0
Operations and Maintenance Assessments- Lot Closings	\$0	\$0	\$3,282	\$3,282
Developer Funding	\$68,041	\$0	\$0	\$0
Total Revenues	\$345,478	\$244,933	\$257,399	\$12,465

Administrative Expenditures

Supervisors Fees	\$7,000	\$3,500	\$5,000	(\$1,500)
Administrative Services	\$4,500	\$2,250	\$750	\$1,500
District Management	\$17,500	\$8,750	\$14,113	(\$5,363)
District Engineer	\$3,500	\$1,750	\$2,706	(\$956)
Disclosure Report	\$5,000	\$5,000	\$5,000	\$0
Trustee Fees	\$3,000	\$0	\$0	\$0
Property Appraiser Fee	\$150	\$75	\$0	\$75
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Financial & Revenue Collections	\$3,600	\$1,800	\$600	\$1,200
Accounting Services	\$14,400	\$7,200	\$2,400	\$4,800
Auditing Services	\$4,900	\$2,450	\$0	\$2,450
Arbitrage Rebate Calculation	\$650	\$325	\$0	\$325
Public Officials Liability Insurance	\$2,537	\$2,537	\$2,601	(\$64)
Legal Advertising	\$800	\$400	\$924	(\$524)
Dues, License, & Fees	\$200	\$100	\$175	(\$75)
Postage & Delivery	\$0	\$0	\$371	(\$371)
Printing & Binding	\$0	\$0	\$17	(\$17)
Office Supplies	\$0	\$0	\$9	(\$9)
ADA Website Compliance	\$2,000	\$1,000	\$1,538	(\$538)
Website Hosting, Maintenance, Backup (Email)	\$2,100	\$1,050	\$200	\$850
District Counsel	\$12,000	\$6,000	\$1,947	\$4,054
Total Administrative	\$88,837	\$49,187	\$43,349	\$5,838

Field Expenditures

Field Management	\$0	\$0	\$4,799	(\$4,799)
Security Services and Patrols	\$12,000	\$6,000	\$0	\$6,000
Gate Facility Maintenance	\$500	\$250	\$0	\$250
Gate Facility Access Cards	\$200	\$100	\$0	\$100
Heat A/C System Maintenance	\$1,000	\$500	\$0	\$500
Utility Services	\$20,000	\$10,000	\$18,338	(\$8,338)
Street Light Repair	\$3,000	\$1,500	\$703	\$797
Aquatic Maintenance	\$9,800	\$4,900	\$4,650	\$250
Aquatic Plant Replacement	\$3,500	\$1,750	\$0	\$1,750
Dry Retention Pond Maintenance- Bush Hog	\$2,500	\$1,250	\$0	\$1,250
General Liability Insurance	\$2,578	\$2,578	\$2,461	\$117
Property Insurance	\$6,971	\$6,971	\$3,769	\$3,202
Entry & Walls Maintenance	\$2,000	\$2,000	\$5,155	(\$3,155)
Landscape Maintenance	\$92,360	\$46,180	\$57,645	(\$11,465)

Chapel Creek
Community Development District
General Fund
Statement of Revenues & Expenditures
For Period Ending March 31, 2021

Adopted Budget	Prorated Budget 3/31/21	Actual 3/31/21	Variance
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Field Expenditures Continued

Holiday Decorations	\$5,000	\$2,500	\$0	\$2,500
Irrigation Maintenance	\$6,000	\$3,000	\$0	\$3,000
Irrigation Repairs	\$1,500	\$750	\$230	\$520
Landscape-Mulch	\$2,500	\$1,250	\$0	\$1,250
Landscape Replacement	\$1,000	\$500	\$0	\$500
Fire Ant Treatment	\$500	\$250	\$0	\$250

Total Field	\$172,909	\$92,229	\$97,749	(\$5,520)
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Amenity Center

Utility- Recreation Facilities	\$2,000	\$1,000	\$4,799	(\$3,799)
Garbage- Recreation Facility	\$3,000	\$1,500	\$0	\$1,500
Amenity Management Contract	\$35,293	\$17,647	\$0	\$17,647
Pool Permits	\$500	\$250	\$0	\$250
Maintenance & Repair	\$1,500	\$750	\$0	\$750
Clubhouse- Facility Janitorial Service	\$9,100	\$4,550	\$3,980	\$570
Pool Service Contract	\$10,200	\$5,100	\$5,100	\$0
Security System Monitoring & Maintenance	\$5,604	\$2,802	\$0	\$2,802
Telephone Fax, Internet	\$960	\$480	\$0	\$480
Pest Control & Termite Bond	\$500	\$250	\$100	\$150
Lighting Replacement	\$500	\$250	\$0	\$250
Dog Park Maintenance	\$3,600	\$2,444	\$2,444	\$0
Dog Waste Station Supplies	\$1,125	\$563	\$0	\$563
Miscellaneous Contingency	\$9,850	\$849	\$849	\$0

Total Amenity Center	\$83,732	\$38,434	\$17,271	\$21,163
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Total Expenditures	\$345,478	\$179,850	\$158,369	\$21,481
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Excess Revenue/(Expenditures)	\$0	\$99,030
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Beginning Fund Balance	\$0	(\$5,850)
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Ending Fund Balance	\$0	\$93,179
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Chapel Creek

Community Development District

Capital Reserve Fund
Statement of Revenues & Expenditures
For Period Ending March 31, 2021

	Adopted Budget	Prorated Budget 3/31/21	Actual 3/31/21	Variance
<u>Revenues</u>				
Special Assessments- Tax Roll	\$10,000	\$0	\$0	\$0
Total Revenues	\$10,000	\$0	\$0	\$0
<u>Expenditures</u>				
Capital Outlay	\$10,000	\$0	\$0	\$0
Total Expenditures	\$10,000	\$0	\$0	\$0
Excess Revenues/(Expenditures)	\$0		\$0	
Beginning Fund Balance	\$0		\$0	
Ending Fund Balance	\$0		\$0	

Chapel Creek

Community Development District

Debt Service Fund Series 2006A
Statement of Revenues & Expenditures
For Period Ending March 31, 2021

	Adopted Budget	Prorated Budget 3/31/21	Actual 3/31/21	Variance
<u>Revenues</u>				
Special Assessments- Tax Roll	\$218,082	\$128,211	\$128,211	\$0
Special Assessments- Off Roll	\$184,721	\$138,541	\$138,541	\$0
Special Assessments- Lot Closings	\$0	\$0	\$27,591	\$27,591
Interest Income	\$0	\$0	\$261	\$261
Total Revenues	\$402,803	\$266,752	\$294,603	\$27,852
<u>Expenditures</u>				
SPE Costs	\$0	\$0	\$17,084	(\$17,084)
Tax Collector	\$0	\$0	\$23,055	(\$23,055)
Interfund Transfer Out	\$0	\$0	\$10	(\$10)
<u>Series 2006A</u>				
Interest-11/1	\$46,402	\$46,402	\$234,300	(\$187,899)
Principal-5/1	\$310,000	\$0	\$0	\$0
Interest-5/1	\$46,402	\$0	\$0	\$0
Total Expenditures	\$402,803	\$46,402	\$274,449	(\$228,048)
Excess Revenues/(Expenditures)	\$0		\$20,154	
Beginning Fund Balance	\$0		\$1,318,870	
Ending Fund Balance	\$0		\$1,339,024	

Chapel Creek

Community Development District

Capital Projects Fund Series 2006A
Statement of Revenues & Expenditures
For Period Ending March 31, 2021

	Actual 3/31/21
<u>Revenues</u>	
Interest Income	\$0
Interfund Transfer In	\$8
Total Revenues	\$8
<u>Expenditures</u>	
Capital Outlay	\$0
Interfund Transfer Out	\$0
Total Expenditures	\$0
Excess Revenues/(Expenditures)	\$8
Beginning Fund Balance	\$3,413
Ending Fund Balance	\$3,421

Chapel Creek CDD- General Fund
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u>Revenues</u>													
Operations and Maintenance Assessments- Tax Roll	\$0	\$10,204	\$140,199	\$0	\$3,449	\$720	\$0	\$0	\$0	\$0	\$0	\$0	\$154,572
Operations and Maintenance Assessments- Off Roll	\$0	\$66,026	\$0	\$0	\$33,519	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$99,545
Operations and Maintenance Assessments- Lot Closings	\$0	\$0	\$0	\$0	\$0	\$3,282	\$0	\$0	\$0	\$0	\$0	\$0	\$3,282
Developer Funding	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$0	\$76,230	\$140,199	\$0	\$36,968	\$4,002	\$0	\$0	\$0	\$0	\$0	\$0	\$257,399
<u>Administrative Expenditures</u>													
Supervisors Fees	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Administrative Services	\$375	\$375	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$750
District Management	\$1,458	\$1,458	\$2,446	\$2,917	\$2,917	\$2,917	\$0	\$0	\$0	\$0	\$0	\$0	\$14,113
District Engineer	\$2,432	\$275	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,706
Disclosure Report	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Appraiser Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Assessment Roll	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Financial & Revenue Collections	\$300	\$300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600
Accounting Services	\$1,200	\$1,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,400
Auditing Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arbitrage Rebate Calculation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Public Officials Liability Insurance	\$2,421	\$0	\$0	\$0	\$180	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,601
Legal Advertising	\$369	\$167	\$148	\$240	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$924
Dues, License, & Fees	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Postage & Delivery	\$0	\$338	\$0	\$0	\$0	\$33	\$0	\$0	\$0	\$0	\$0	\$0	\$371
Printing & Binding	\$0	\$0	\$0	\$0	\$8	\$8	\$0	\$0	\$0	\$0	\$0	\$0	\$17
Office Supplies	\$0	\$0	\$0	\$3	\$3	\$4	\$0	\$0	\$0	\$0	\$0	\$0	\$9
ADA Website Compliance	\$1,538	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,538
Website Hosting, Maintenance, Backup (Email)	\$100	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$200
District Counsel	\$0	\$0	\$1,947	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,947
Total Administrative	\$21,367	\$5,213	\$5,541	\$4,160	\$4,107	\$2,961	\$0	\$0	\$0	\$0	\$0	\$0	\$43,349
<u>Field Expenditures</u>													
Field Management	\$0	\$0	\$1,049	\$1,250	\$1,250	\$1,250	\$0	\$0	\$0	\$0	\$0	\$0	\$4,799
Security Services and Patrols	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Gate Facility Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Gate Facility Access Cards	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Heat A/C System Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utility Services	\$741	\$3,291	\$3,214	\$3,462	\$3,841	\$3,790	\$0	\$0	\$0	\$0	\$0	\$0	\$18,338
Street Light Repair	\$703	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$703
Aquatic Maintenance	\$775	\$775	\$775	\$775	\$775	\$775	\$0	\$0	\$0	\$0	\$0	\$0	\$4,650
Aquatic Plant Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dry Retention Pond Maintenance- Bush Hog	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Liability Insurance	\$2,461	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,461
Property Insurance	\$3,769	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,769
Entry & Walls Maintenance	\$0	\$0	\$2,578	\$0	\$0	\$2,578	\$0	\$0	\$0	\$0	\$0	\$0	\$5,155
Landscape Maintenance	\$22,244	\$7,163	\$7,163	\$7,163	\$7,163	\$6,750	\$0	\$0	\$0	\$0	\$0	\$0	\$57,645

Chapel Creek CDD- General Fund
Month to Month

October	November	December	January	February	March	April	May	June	July	August	September	Total
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Field Expenditures Continued

[illegible]

Total Field	\$30,693	\$11,228	\$14,778	\$12,649	\$13,029	\$15,372	\$0	\$0	\$0	\$0	\$0	\$0	\$97,749
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Amenity Center

Utility- Recreation Facilities	\$589	\$696	\$1,013	\$872	\$815	\$814	\$0	\$0	\$0	\$0	\$0	\$0	\$4,799
Garbage- Recreation Facility	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Amenity Management Contract	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool Permits	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Maintenance & Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Clubhouse- Facility Janitorial Service	\$480	\$700	\$700	\$700	\$700	\$700	\$0	\$0	\$0	\$0	\$0	\$0	\$3,980
Pool Service Contract	\$850	\$850	\$850	\$850	\$850	\$850	\$0	\$0	\$0	\$0	\$0	\$0	\$5,100
Security System Monitoring & Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Telephone Fax, Internet	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pest Control & Termite Bond	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100
Lighting Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dog Park Maintenance	\$0	\$0	\$0	\$919	\$1,525	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,444
Dog Waste Station Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous Contingency	\$0	\$0	\$0	\$268	\$211	\$371	\$0	\$0	\$0	\$0	\$0	\$0	\$849

Total Amenity Center	\$2,019	\$2,246	\$2,563	\$3,608	\$4,100	\$2,735	\$0	\$0	\$0	\$0	\$0	\$0	\$17,271
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Total Revenues	\$0	\$76,230	\$140,199	\$0	\$36,968	\$4,002	\$0	\$0	\$0	\$0	\$0	\$0	\$257,399
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Total Expenditures	\$54,078	\$18,687	\$22,882	\$20,417	\$21,237	\$21,068	\$0	\$0	\$0	\$0	\$0	\$0	\$158,369
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Excess Revenue/(Expenditures)	(\$54,078)	\$57,543	\$117,317	(\$20,417)	\$15,731	(\$17,066)	\$0	\$0	\$0	\$0	\$0	\$0	\$99,030
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Chapel Creek

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Gross Assessments	\$ 165,303.09	\$ 137,112.00	\$ 302,415.09
Net Assessments	\$ 155,384.90	\$ 128,885.28	\$ 284,270.18

ON ROLL ASSESSMENTS

54.66% 45.34% 100.00%

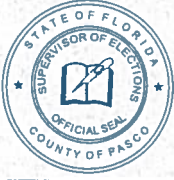
							2016 Debt		
Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	O&M Portion	Service	Total
11/03/20	ck#016782	\$631.78	\$0.00	\$0.00	\$0.00	\$631.78	\$345.34	\$286.44	\$631.78
11/16/20	ACH	\$6,706.40	\$0.00	\$0.00	\$0.00	\$6,706.40	\$3,665.78	\$3,040.62	\$6,706.40
11/25/20	ACH	\$11,329.12	\$0.00	\$0.00	\$0.00	\$11,329.12	\$6,192.61	\$5,136.51	\$11,329.12
12/11/20	ck#047185	\$257,780.03	(\$4,949.38)	(\$10,311.14)	\$0.00	\$242,519.51	\$132,563.57	\$109,955.94	\$242,519.51
12/15/20	11/24/20-11/30/20	\$9,779.25	(\$187.76)	(\$391.16)	\$0.00	\$9,200.33	\$5,028.99	\$4,171.34	\$9,200.33
12/23/20	12/01/20-12/07/20	\$5,055.71	(\$97.32)	(\$189.90)	\$0.00	\$4,768.49	\$2,606.50	\$2,161.99	\$4,768.49
01/29/21	12/08/20-12/22/20	\$1,232.58	(\$23.91)	(\$36.98)	\$0.00	\$1,171.69	\$640.46	\$531.23	\$1,171.69
01/29/21	12/23/20-12/31/20	\$2,787.00	(\$54.07)	(\$83.61)	\$0.00	\$2,649.32	\$1,448.14	\$1,201.18	\$2,649.32
02/17/21	01/01/21-01/31/21	\$2,590.55	(\$50.77)	(\$51.81)	\$0.00	\$2,487.97	\$1,359.95	\$1,128.02	\$2,487.97
03/08/21	02/01/21-02/28/21	\$1,357.97	(\$26.89)	(\$13.58)	\$0.00	\$1,317.50	\$720.16	\$597.34	\$1,317.50
TOTAL		\$ 299,250.39	\$ (5,390.10)	\$ (11,078.18)	\$ -	\$ 282,782.11	\$ 154,571.50	\$ 128,210.61	\$ 282,782.11

99%	Net Percent Collected
\$ 1,488.07	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

New Chapel Creek LLC				\$2,402.64	\$2,402.64	\$0.00
Date Received	Due Date	Check Number	Net Assessed	Amount Received	O&M	Series 2006A Debt
10/9/20		1298	\$1,201.30	\$1,201.30	\$1,201.30	
2/26/21		1301	\$1,106.97	\$1,106.97	\$1,106.97	
			\$2,308.27	\$2,308.27	\$2,308.27	\$0.00
Clayton Properties Group Inc				\$314,370.62	\$184,721.28	\$129,649.34
Date Received	Due Date	Check Number	Net Assessed	Amount Received	O&M	Series 2006A Debt
11/18/20		27936	\$157,185.31		\$64,824.67	\$92,360.64
2/5/21		30735	\$78,592.66		\$32,412.34	\$46,180.32
			\$235,777.97	\$0.00	\$97,237.01	\$138,540.96

SECTION 3



Brian E. Corley
Supervisor of Elections

PO BOX 300, Dade City FL 33526-0300

1-800-851-8754
www.pascovotes.com

April 21, 2021

Samantha Hoxie, Recording Secretary
District Office
219 E. Livingston Street
Orlando FL 33526

Dear Ms. Hoxie:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2021.

- Chapel Creek Community Development District 408

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood
Chief Administrative Officer