

*Chapel Creek
Community Development District*

Meeting Agenda

November 2, 2021

AGENDA

Chapel Creek

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

October 26, 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, November 2, 2021, at 11:00 AM** at the **Hampton Inn – Dade City, 13215 Hwy US 301, Dade City, FL 33525**.

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

Zoom Video Link: <https://us06web.zoom.us/j/84951889785>

Zoom Call-In Information: 1-646-876-9923

Meeting ID: 849 5188 9785

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (¹Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the August 3, 2021 Board of Supervisors Meeting
4. Consideration of Conveyance Documents for New Chapel Creek, LLC Parcel (*to be provided under separate cover*)
5. Consideration of Resident Request for Additional Playground
6. Consideration of Resolution 2022-01 Re-Designating Registered Agent
7. Staff Reports
 - A. Attorney

¹ Comments will be limited to three (3) minutes

- B. Engineer
- C. Field Manager's Report
 - i. Discussion Regarding Janitorial Services
 - ii. Proposal to Clean-Up Builder Debris at Islington Roundabout
 - iii. Proposal for Site Clean-Up
- D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Ratification of QGS Change Orders #16 and #17
- 8. Other Business
- 9. Supervisors Requests and Audience Comments
- 10. 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, **August 3, 2021** at 5:00 p.m. at the Hampton Inn – Dade City, 13215 Hwy US 301, Dade City, Florida.

Present and constituting a quorum were:

Steve Johnson	Assistant Secretary
Garret Parkinson	Assistant Secretary
Tim Jones	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

The following is a summary of the discussions and actions taken at the August 3, 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 Supervisors present at the meeting constituting a quorum.

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 July 6, 2021 Board of Supervisors Meeting

Ms. Burns presented the July 6, 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. Jones, seconded by Mr. Parkinson, with all in favor, the Minutes of the July 6, 2021 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS**Public Hearings****A. Public Hearing on the Adoption of the Fiscal Year 2022 Budget**

Ms. Burns stated that the public hearing was advertised in the paper as well as in a mailed notice that was sent to all property owners. She then asked for a motion to open the public hearing.

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

i. Consideration of Resolution 2021-16 Adoption of the District's Fiscal Year 2022 Budget and Appropriating Funds

Ms. Burns stated that the financials were included in their packet. She noted that the financials had not changed since when the Board saw the preliminary amount that was approved in May. Ms. Burns stated that the increased items were landscape improvement related. Ms. Burns asked if the public had any comments on the budget. A resident asked what the District management fees covered. Ms. Burns replied that it was a contract with her firm and stated that they were the District Manager and that they provide services for all of the administrative day-to-day operations in the District. She elaborated that this entailed the accounting, checks, homeowner calls, record keeping, field services coordination, etc. The resident also asked about the builder, and Ms. Burns explained that the builder was a separate entity. The resident also asked about how the Board was chosen. Ms. Burns explained that the seats transition and that the Board would be resident controlled in November 2022.

Another resident asked about the increase amount on the fees. Ms. Burns elaborated that the fee/assessment amount varies by lot size and directed the resident to see the gross per unit assessment or total Operations & Maintenance assessment in the packet. To answer another resident's question, Ms. Burns explained that the assessment is on the land and the developer is paying for the lots they own, even if there is not a home on them. She stated this is different than an HOA because the assessments are on the land and not the home.

There was also a question by a resident regarding a piece of land in the community. He asked if there would be construction on it. The resident stated that the location was to the right of the office. The Board responded that they did not know what would be built there by the builder.

Another resident asked where the “dry retention pond” item was in the community. Ms. Burns stated that this item was from the previous year budget and was not included on the 2022 budget. Ms. Burns and the Board also stated that those funds were not used.

Another resident asked about facility maintenance items. Ms. Burns responded that the CDD does not own the roads, therefore they cannot patrol them. She also pointed out the security line item that was still in effect. A discussion ensued about the lighting in the community.

Another resident asked if the items listed in the budget that were not used due to Covid-19 would be taken into consideration for 2022 and carried over. Ms. Burns replied that it would carry over, but that a lot of it was used for landscaping improvements.

On MOTION by Mr. Parkinson, seconded by Mr. Johnson, with all in favor, Resolution 2021-16 Adopting Fiscal Year 2022 Budget, was approved.
--

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

ii. Consideration of Fiscal Year 2021-2022 Budget Funding Agreement with Clayton Properties Group, Inc.

Ms. Burns stated that this was for the developer entity. She elaborated that since the assessment is on the land, even if there was not a home on the land the developer would still pay that portion. The amount of developer funding is listed as \$140,000.

On MOTION by Mr. Parkinson, seconded by Mr. Johnson, with all in favor, the Fiscal Year 2021-2022 Budget Funding Agreement with Clayton Properties Group, Inc., was approved.

B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments

Ms. Burns stated that the public hearing was advertised in the paper as well as in a mailed notice that was sent to all property owners. She then asked for a motion to open the public hearing.

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

i. Consideration of Resolution 2021-17 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Burns stated that this public hearing was for imposing the assessments based on the budget that the Board just adopted. She offered to answer any questions. Seeing none,

On MOTION by Mr. Parkinson, seconded by Mr. Jones, with all in favor, Resolution 2021-17 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

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

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2021-18
Designation of Regular Monthly Meeting
Date, Time, and Location for Fiscal Year
2022**

Ms. Burns stated that this was included in the package and that it was essentially the same as the current year. She stated that they could change it if the Board wished. She suggested that they keep the same location.

On MOTION by Mr. Jones, seconded by Mr. Parkinson, with all in favor, Resolution 2021-18 Designation of Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2022, was approved.

SIXTH ORDER OF BUSINESS**Discussion Regarding Termination of Dissemination Agent**

Ms. Burns stated that there were reports required for the Trust Indenture for the bonds and they are required to do quarterly reports. They get this information from the developer. The previous dissemination agent for the Series 2006 bonds was different than the dissemination agent for the 2021 bonds and Ms. Burns stated that they did not need two dissemination agents. GMS was selected as the 2021 bonds dissemination agent.

On MOTION by Mr. Jones, seconded by Mr. Parkinson, with all in favor, Termination of Dissemination Agent Lerner and Engaging GMS, was approved.

SEVENTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Mr. Robin stated that he didn't have anything further for the Board.

B. Engineer

Ms. Stewart asked if Mr. Smith was able to follow up with the weir repair. Ms. Burns stated that Mr. Smith was up next and that he would have his update on the repair then.

C. Field Manager's Report

Mr. Smith presented the Field Manager's report. He stated that the internet installation has been completed and added that there was now a hot spot at the pool. Mr. Smith discussed the new access cards and how they would be reaching out to the residents. There were two dead palms that were replaced that Mr. Smith discussed along with lights that were replaced. Mr. Smith added that the weir repair was underway. He stated that they had to get all of the parts together to finalize that. He estimated that it would be complete in the next 30 days.

Mr. Smith had a proposal that he brought to the Board concerning trashcans. He stated that he did not think they had enough trashcans at the amenity. His idea was to put two trashcans on the pool deck and two under the cover. They are 42-gallon trashcans. The quote total was \$1,075.16.

On MOTION by Mr. Jones, seconded by Mr. Parkinson, with all in favor, the GMS Quote for Trashcans, was approved.

D. District Manager's Report**i. Approval of Check Register**

Ms. Burns noted the check register was included in the package and is through June 30th. The total amount for the general fund was \$20,363.03. The total amount on the utility bills was \$4,949.75. The Board had no questions so there was a motion of approval.

On MOTION by Mr. Jones, seconded by Mr. Johnson, with all in favor, the Check Register, was approved.

i. Balance Sheet & Income Statement

Ms. Burns noted that the financial statements were included in the package and there was no action required.

ii. Ratification of Change Orders #1, #3-4, and #10-11

Ms. Burns stated that these were change orders for QGS which was the site contractor for the new Phase 7 & 8. There were previously approved and needed to be ratified by the Board.

On MOTION by Mr. Parkinson, seconded by Mr. Jones, with all in favor, Change Orders #1, #3-4, and #10-11, were ratified.

EIGHTH ORDER OF BUSINESS**Other Business**

There being none, the next item followed.

NINTH ORDER OF BUSINESS**Supervisors Requests and Audience Comments**

There were no Supervisor requests so Ms. Burns opened the floor to audience comments.

A resident asked how many phases there would be developed. Ms. Burns replied that they were not sure how many official phases there was going to be.

A resident asked what a “weir” was. Mr. Smith explained what the repair was and what a weir was used for.

Another resident asked about the progress on adding chairs to the pool deck. Ms. Burns stated that they did increase some of the miscellaneous line items and they can work on getting those added.

TENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

*Item will be
provided under
separate cover.*

SECTION VI

RESOLUTION 2022-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A REGISTERED AGENT AND REGISTERED OFFICE 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 created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Pasco County, Florida; and

WHEREAS, the District is statutorily required to designate a registered agent and a registered office location for the purposes of accepting any process, notice, or demand required or permitted by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*.

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

SECTION 1. Jill Burns is hereby designated as the Registered Agent for the Chapel Creek Community Development District.

SECTION 2. The District’s Registered Office shall be located at Governmental Management Services—Central Florida, 219 East Livingston Street, Orlando, Florida 32801.

SECTION 3. In accordance with Section 189.014, *Florida Statutes*, the District’s Secretary is hereby directed to file certified copies of this Resolution with Polk County and the Florida Department of Economic Opportunity.

SECTION 4. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED this 2nd day of November 2021

ATTEST:

**CHAPEL CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION VII

SECTION C

Chapel Creek CDD

Field Management Report



November 2nd 2021

Clayton Smith

Field Manager

GMS

Completed

Key Card Access System Transition



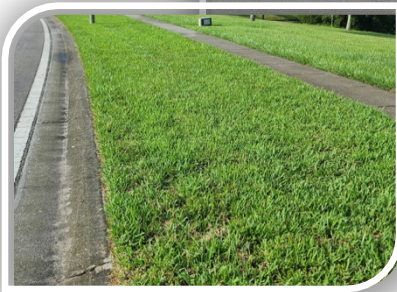
- ✚ Spectrum has made connection to the club house.
- ✚ On October 27th the amenity will transition to card access only.
- ✚ Signage was posted throughout the community.
- ✚ Cards have been mailed out to residents who have contacted the office.

- ✚ Some changes will be made to the physical door access system.
- ✚ The current handle will be removed and replaced with a sturdy static handle.
- ✚ Some repairs were also made to the doors recently.



Complete

Landscape Enhancements



- 2 dead palm trees at the entrance median were replaced.
- All the proposed trees were trimmed in the community.
- Irrigation zones were added and times adjusted
- St Augustine sod was installed

- Various plants were installed at the entry, medians, and amenity areas.
- All previously approved improvements were completed.



Completed

Streetlight Maintenance

- ✚ A full streetlight inventory of CDD owned streetlights was completed.
- ✚ Fixtures that needed new bulbs were marked and the bulbs were replaced.
- ✚ 7 large fixture and 3 smaller fixtures were repaired



Playground Mulch



- ✚ 7 large fixture and 3 smaller fixtures were repaired
- ✚ Fixtures that needed new bulbs were marked and the bulbs were replaced.

In Progress

Street Light Replacement

- ✚ Approval has been sent for replacing both streetlights.
- ✚ There is a lengthy lead time on these poles.
- ✚ Roughly 8-12 weeks before receiving them.



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-201-1514, or by email at csmith@gmscfl.com. Thank you.

Respectfully,
Clayton Smith

SECTION 2

Cardinal Landscaping Services of Tampa

817 E. Okaloosa Ave.
Tampa, FL 33604

Estimate

Date	Estimate #
10/26/2021	11434

Name / Address
Chapel Creek CDD c/o Clayton Smith 219 E. Livingston St. Orlando, FL 32801

Property Serviced
Chapel Creek CDD c/o Clayton Smith 219 E. Livingston St. Orlando, FL 32801

Item	Description	Qty	Rate	Total
Clean up	clean up round-about of Construction debris and sod area	1	750.00	750.00
Total				\$750.00

Phone #	Fax #
813-915-9696	813-915-9695

Web Site
www.cardinallandscape.com

SECTION 3

Cardinal Landscaping Services of Tampa

Estimate

817 E. Okaloosa Ave.
Tampa, FL 33604

Date	Estimate #
9/29/2021	11426

Name / Address
Chapel Creek CDD c/o Clayton Smith 219 E. Livingston St. Orlando, FL 32801

Property Serviced
Chapel Creek CDD c/o Clayton Smith 219 E. Livingston St. Orlando, FL 32801

Item	Description	Qty	Rate	Total
Fill Dirt	Fill in hole behind Gideon Circle	1	375.00	375.00
Clean up	Brush Cleanup at Abbywood	1	3,200.00	3,200.00
Clean up	Brush Cleanup at Long Island Ct.	1	2,400.00	2,400.00
Existing Plant Removal	Existing Plant Removal - Remove dead or declining plants along blvd	1	375.00	375.00
Pittosporum	3g. Installed	12	22.00	264.00
Tree Removal	Tree Removal - Remove dead Magnolia's along blvd.	3	50.00	150.00
Magnolia	Installed Per Specifications -	3	275.00	825.00
Total				\$7,589.00

Phone #	Fax #
813-915-9696	813-915-9695

Web Site
www.cardinallandscape.com

SECTION D

SECTION 1

Chapel Creek
Community Development District
Check Register Summary & ACH Debit Summary
July 1, 2021 through September 30, 2021

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

Check Register

General Fund- Regions (GMS Operating)

7/29/21	68-78	\$	82,841.42
8/12/21	79	\$	1,720.00
8/24/21	80-82	\$	600.00
9/17/21	83-88	\$	14,764.90
9/29/21	89-92	\$	25,053.37

Total Check Register	\$	124,979.69
-----------------------------	-----------	-------------------

ACH Debit

General Fund- Regions (GMS Operating)

7/6/21	Duke Energy	\$	2,442.20
7/15/21	Duke Energy	\$	543.95
7/23/21	Duke Energy	\$	1,318.26
	Subtotal July ACH	\$	4,304.41

8/4/21	Duke Energy	\$	2,442.20
8/16/21	Duke Energy	\$	543.95
8/24/21	Duke Energy	\$	1,345.69
	Subtotal August ACH	\$	4,331.84

9/2/21	Duke Energy	\$	2,442.20
9/14/21	Duke Energy	\$	543.95
9/16/21	Spectrum	\$	247.78
9/22/21	Duke Energy	\$	1,464.51
9/22/21	Pasco County Utilities	\$	436.22
	Subtotal September ACH	\$	5,134.66

Total ACH Debit	\$	13,770.91
------------------------	-----------	------------------

Total Check Register & ACH Debit	\$	138,750.60
---	-----------	-------------------

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN 10/26/21		PAGE 1		
*** CHECK DATES 07/01/2021 - 09/30/2021 ***		CHAPEL CREEK - GENERAL FUND									
		BANK A GENERAL FUND									
CHECK DATE	VEND#	.....INVOICE.....		...EXPENSED TO...		VENDOR NAME		STATUS	AMOUNT	....CHECK.....	
		DATE	INVOICE	YRMO	DPT ACCT# SUB	SUBCLASS				AMOUNT	#
7/29/21	00001	7/06/21	MA070620	202107	310-51300-11000			*	200.00		
		BOS MEETING 7/6/21				MILTON ANDRADE				200.00	000068
7/29/21	00031	6/15/21	13370	202106	320-53800-46200			*	6,750.00		
		LANDSCAPE MAINT JUN21									
		7/22/21	13436	202107	320-53800-46200			*	6,750.00		
		LANDSCAPE MAINT JUL21				CARDINAL LANDSCAPING SERVICES				13,500.00	000069
7/29/21	00029	7/28/21	07282021	202107	300-20700-10000			*	54,331.37		
		FY21 ASSESSMENTS				CHAPEL CREEK CDD				54,331.37	000070
7/29/21	00008	5/31/21	47	202105	310-51300-49000			*	320.00		
		GENERAL MAINT MAY21									
		7/01/21	45	202107	310-51300-34000			*	2,916.67		
		MANAGEMENT FEES JUL21									
		7/01/21	45	202107	310-51300-51000			*	.24		
		OFFICE SUPPLIES									
		7/01/21	45	202107	310-51300-42000			*	4.08		
		POSTAGE									
		7/01/21	45	202107	310-51300-42500			*	.45		
		COPIES									
		7/01/21	46	202107	320-53800-12000			*	1,250.00		
		FIELD MANAGEMENT JUL21									
		7/01/21	46	202107	310-51300-49000			*	377.50		
		HAMPTON INN DADE CITY									
		7/01/21	46	202107	310-51300-42000			*	7.96		
		UPS STORE MAY21				GMS-CENTRAL FLORIDA, LLC				4,876.90	000071
7/29/21	00020	6/29/21	1612	202106	330-53800-48100			*	700.00		
		JANITORIAL SVC JUN21				JAYMAN ENTERPRISES, LLC				700.00	000072
7/29/21	00010	7/06/21	TJ070620	202107	310-51300-11000			*	200.00		
		BOS MEETING 7/6/21				TIMOTHY D JONES				200.00	000073
7/29/21	00034	7/01/21	49461	202107	310-51300-32200			*	4,800.00		
		FY20 AUDIT				MCDIRMIT DAVIS				4,800.00	000074
7/29/21	00003	7/06/21	GP070620	202107	310-51300-11000			*	200.00		
		BOS MEETING 7/6/21				GARRET PARKINSON				200.00	000075

				CHCR CHAPEL CREEK		HSMITH					

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
7/29/21	00019	7/27/21 20146	202106 310-51300-31500	ATTORNEY FEES	*	1,945.65	
				STRALEY ROBIN VERICKER			1,945.65 000076
7/29/21	00011	6/27/21 00001670	202106 310-51300-48000	NOTICE OF BOS MEETING	*	173.50	
		7/11/21 00001693	202107 310-51300-48000	O&M ASSESSMENTS	*	1,521.00	
		7/18/21 00001693	202107 310-51300-48000	BUDGET MEETING	*	193.00	
				TIMES PUBLISHING COMPANY			1,887.50 000077
7/29/21	00005	7/06/21 BW070620	202107 310-51300-11000	BOS MEETING 7/6/21	*	200.00	
				BRIAN WALSH			200.00 000078
8/12/21	00035	8/11/21 18446	202108 320-53800-46200	PLAYGROUND MULCH	*	1,720.00	
				AMERICAN MULCH & GROUND COVER, LLC			1,720.00 000079
8/24/21	00010	8/03/21 TJ080320	202108 310-51300-11000	BOS MEETING 8/3/21	*	200.00	
				TIMOTHY D JONES			200.00 000080
8/24/21	00003	8/03/21 GP080320	202108 310-51300-11000	BOS MEETING 8/3/21	*	200.00	
				GARRET PARKINSON			200.00 000081
8/24/21	00024	8/03/21 SJ080320	202108 310-51300-11000	BOS MEETING 8/3/21	*	200.00	
				STEVEN JOHNSON			200.00 000082
9/17/21	00015	7/01/21 4113965	202107 320-53800-47000	POND MAINT JUL21	*	775.00	
				AQUAGENIX			775.00 000083
9/17/21	00031	8/18/21 13487	202108 320-53800-46200	LANDSCAPE MAINT AUG21	*	6,750.00	
				CARDINAL LANDSCAPING SERVICES			6,750.00 000084
9/17/21	00008	8/01/21 48	202108 310-51300-34000	MANAGEMENT FEES AUG21	*	2,916.67	
		8/01/21 48	202108 310-51300-51000	OFFICE SUPPLIES	*	2.50	
		8/01/21 48	202108 310-51300-42000	POSTAGE	*	51.23	

CHCR CHAPEL CREEK HSMITH

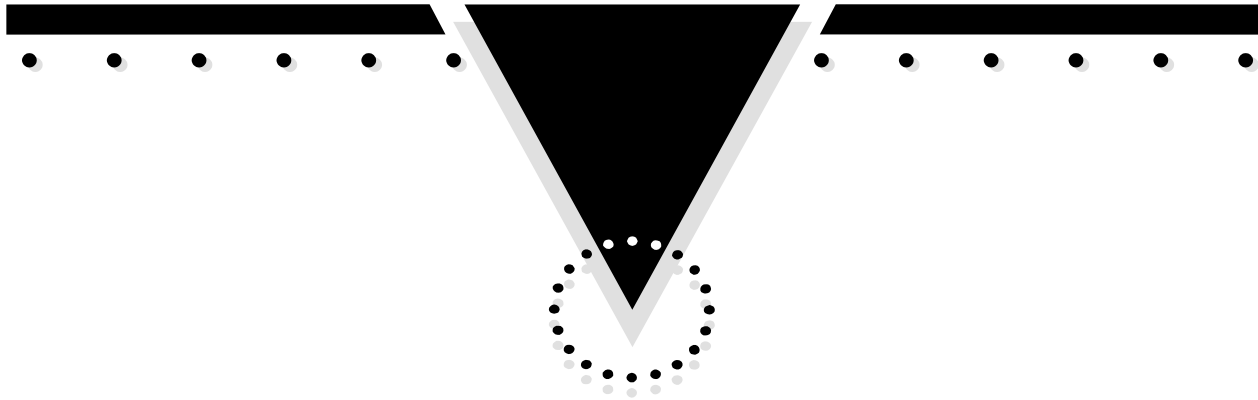
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		8/01/21 48	202108 310-51300-42500		*	10.50	
		COPIES					
		8/01/21 49	202108 320-53800-12000		*	1,250.00	
		FIELD MANAGEMENT AUG21					
				GMS-CENTRAL FLORIDA, LLC			4,230.90 000085
9/17/21 00020		8/03/21 1647	202108 330-53800-48100		*	700.00	
		JANITORIAL CLEANING JUL21					
		9/01/21 1686	202109 330-53800-48100		*	700.00	
		JANITORIAL AUG 2021					
				JAYMAN ENTERPRISES, LLC			1,400.00 000086
9/17/21 00019		8/27/21 20273	202108 310-51300-31500		*	759.00	
		ATTORNEY FEES					
				STRALEY ROBIN VERICKER			759.00 000087
9/17/21 00022		7/02/21 7380	202107 330-53800-48400		*	850.00	
		SWIMMING POOL SVC JUL21					
				SUNCOAST POOL SERVICE			850.00 000088
9/29/21 00015		8/01/21 4116338	202108 320-53800-47000		*	775.00	
		POND MAINT AUG21					
		9/01/21 4118718	202109 320-53800-47000		*	775.00	
		POND MAINT SEPT21					
				AQUAGENIX			1,550.00 000089
9/29/21 00017		9/13/21 14330	202109 300-15500-10000		*	9,237.00	
		INSURANCE RENEWAL					
				EGIS INSURANCE ADVISORS LLC			9,237.00 000090
9/29/21 00008		6/30/21 55	202106 330-53800-46000		*	135.00	
		GENERAL MAINTENANCE JUN21					
		7/31/21 56	202107 320-53800-47100		*	284.88	
		STREET LIGHT REPAIR					
		8/31/21 58	202108 330-53800-46000		*	1,050.00	
		GENERAL MAINTENANCE AUG21					
		8/31/21 62	202108 330-53800-46000		*	1,075.16	
		TRASH CAN INSTALL					
		9/01/21 52	202109 310-51300-34000		*	2,916.67	
		MANAGEMENT FEES SEPT21					
		9/01/21 52	202109 310-51300-51000		*	3.16	
		OFFICE SUPPLIES					
		9/01/21 52	202109 310-51300-42000		*	58.90	
		POSTAGE					
		9/01/21 53	202109 320-53800-12000		*	2,042.60	
		FIELD MANAGEMENT SEPT21					

CHCR CHAPEL CREEK HSMITH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		9/17/21 54	202109 300-15500-10000		*	5,000.00	
		ASSESSMENT ROLL FY2022		GMS-CENTRAL FLORIDA, LLC			12,566.37 000091
9/29/21 00022		8/02/21 7460	202108 330-53800-48400		*	850.00	
		SWIMMING POOL AUG 2021					
		9/01/21 7539	202109 330-53800-48400		*	850.00	
		SWIMMING POOL SEPT 2021		SUNCOAST POOL SERVICE			1,700.00 000092
TOTAL FOR BANK A						124,979.69	
TOTAL FOR REGISTER						124,979.69	

CHCR CHAPEL CREEK HSMITH

SECTION 2



Chapel Creek

Community Development District

Unaudited Financial Reporting
September 30, 2021



TABLE OF CONTENTS

1	<u>Balance Sheet</u>
2-3	<u>General Fund Statement</u>
4	<u>Capital Reserve Statement</u>
5	<u>Debt Service Statement Series 2006A</u>
6	<u>Debt Service Statement Series 2021</u>
7	<u>Capital Project Statement Series 2006A and 2021</u>
8-9	<u>Month by Month- General Fund</u>
10	<u>Long Term Debt Report</u>
11	<u>Assessment Receipts Schedule</u>

Chapel Creek
Community Development District
 Combined Balance Sheet
 September 30, 2021

Governmental Fund Types

	<u>General</u>	<u>Capital Reserve</u>	<u>2006 Debt Service</u>	<u>2021 Debt Service</u>	<u>2006 Capital Projects</u>	<u>2021 Capital Projects</u>	<u>Totals (memorandum only)</u>
<i>Assets</i>							
Cash- Suntrust	\$87,974	\$0	---	---	---	---	\$87,974
Accounts Receivable	\$2,424	---	---	---	---	---	\$2,424
Investments:							
Reserve	---	---	\$235,267	\$243,689	---	---	\$478,956
Revenue	---	---	\$2,960,371	\$6	---	---	\$2,960,378
Prepayment	---	---	\$4,937,207	---	---	---	\$4,937,207
Interest	---	---	---	\$271,555	---	---	\$271,555
Acquisition and Construction	---	---	---	---	\$3,429	\$6,518,392	\$6,521,821
COI	---	---	---	---	---	\$0	\$0
Suntrust CD- Utilities	\$21,523	---	---	---	---	---	\$21,523
Suntrust CD- Streets/Draining	\$43,271	---	---	---	---	---	\$43,271
Deposits	\$1,470	---	---	---	---	---	\$1,470
Prepaid Expenses	\$14,237	---	---	---	---	---	\$14,237
Total Assets	\$170,900	\$0	\$8,132,846	\$515,251	\$3,429	\$6,518,392	\$15,340,817
<i>Liabilities</i>							
Accounts Payable	\$4,776	---	---	---	---	---	\$4,776
Accrued Expenses	\$5,817	---	---	---	---	---	\$5,817
Due to Developer	\$64,794	---	---	---	---	---	\$64,794
Deferred Assessment Revenue	\$102,111	---	---	---	---	---	\$102,111
Debt Service Obligation	---	---	\$4,609,843	---	---	---	\$4,609,843
<i>Fund Equity</i>							
Net Assets	---	---	---	---	---	---	\$0
Fund Balances							
Unassigned	(\$22,305)	---	---	---	---	---	(\$22,305)
Assigned for Capital Reserve Fund	---	\$0	---	---	---	---	\$0
Nonspendable- Deposits	\$1,470	---	---	---	---	---	\$1,470
Nonspendable- Prepaid	\$14,237	---	---	---	---	---	\$14,237
Restricted for Capital Projects	---	---	---	---	\$3,429	\$6,518,392	\$6,521,821
Restricted for Debt Service	---	---	\$3,523,003	\$515,251	---	---	\$4,038,254
Total Liabilities, Fund Equity, Other	\$170,900	\$0	\$8,132,846	\$515,251	\$3,429	\$6,518,392	\$15,340,817

Chapel Creek
Community Development District
General Fund
Statement of Revenues & Expenditures
For Period Ending September 30, 2021

	Adopted Budget	Prorated Budget 9/30/21	Actual 9/30/21	Variance
<u>Revenues</u>				
Operations and Maintenance Assessments- Tax Roll	\$145,388	\$145,388	\$155,990	\$10,602
Operations and Maintenance Assessments- Off Roll	\$132,049	\$132,049	\$126,235	(\$5,814)
Operations and Maintenance Assessments- Lot Closings	\$0	\$0	\$6,760	\$6,760
Developer Funding	\$68,041	\$68,041	\$20,000	(\$48,041)
Total Revenues	\$345,478	\$345,478	\$308,985	(\$36,493)
<u>Administrative Expenditures</u>				
Supervisors Fees	\$7,000	\$7,000	\$8,200	(\$1,200)
Administrative Services	\$4,500	\$4,500	\$750	\$3,750
District Management	\$17,500	\$17,500	\$31,613	(\$14,113)
District Engineer	\$3,500	\$3,500	\$3,496	\$4
Disclosure Report	\$5,000	\$5,000	\$5,000	\$0
Trustee Fees	\$3,000	\$0	\$0	\$0
Property Appraiser Fee	\$150	\$150	\$150	\$0
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Financial & Revenue Collections	\$3,600	\$3,600	\$600	\$3,000
Accounting Services	\$14,400	\$14,400	\$2,400	\$12,000
Auditing Services	\$4,900	\$4,900	\$4,800	\$100
Arbitrage Rebate Calculation	\$650	\$650	\$0	\$650
Public Officials Liability Insurance	\$2,537	\$2,537	\$2,601	(\$64)
Legal Advertising	\$800	\$800	\$6,752	(\$5,952)
Dues, License, & Fees	\$200	\$200	\$175	\$25
Postage & Delivery	\$0	\$0	\$556	(\$556)
Printing & Binding	\$0	\$0	\$41	(\$41)
Office Supplies	\$0	\$0	\$23	(\$23)
ADA Website Compliance	\$2,000	\$2,000	\$1,538	\$463
Website Hosting, Maintenance, Backup (Email)	\$2,100	\$2,100	\$200	\$1,900
District Counsel	\$12,000	\$12,000	\$16,649	(\$4,649)
Total Administrative	\$88,837	\$85,837	\$90,544	(\$4,707)
<u>Field Expenditures</u>				
Field Management	\$0	\$0	\$12,299	(\$12,299)
Security Services and Patrols	\$12,000	\$12,000	\$1,364	\$10,636
Gate Facility Maintenance	\$500	\$500	\$0	\$500
Gate Facility Access Cards	\$200	\$200	\$0	\$200
Heat A/C System Maintenance	\$1,000	\$1,000	\$0	\$1,000
Utility Services	\$20,000	\$20,000	\$40,968	(\$20,968)
Street Light Repair	\$3,000	\$3,000	\$2,453	\$547
Aquatic Maintenance	\$9,800	\$9,800	\$9,300	\$500
Aquatic Plant Replacement	\$3,500	\$3,500	\$0	\$3,500
Dry Retention Pond Maintenance- Bush Hog	\$2,500	\$2,500	\$0	\$2,500
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	\$92,360	\$100,341	(\$7,981)

Chapel Creek
Community Development District
General Fund
Statement of Revenues & Expenditures
For Period Ending September 30, 2021

	Adopted Budget	Prorated Budget 9/30/21	Actual 9/30/21	Variance
<i><u>Field Expenditures Continued</u></i>				
Holiday Decorations	\$5,000	\$5,000	\$987	\$4,014
Irrigation Maintenance	\$6,000	\$6,000	\$0	\$6,000
Irrigation Repairs	\$1,500	\$1,500	\$1,420	\$80
Landscape-Mulch	\$2,500	\$2,500	\$1,720	\$780
Landscape Replacement	\$1,000	\$1,000	\$0	\$1,000
Fire Ant Treatment	\$500	\$500	\$0	\$500
Total Field	\$172,909	\$172,909	\$182,237	(\$9,328)
<i><u>Amenity Center</u></i>				
Utility- Recreation Facilities	\$2,000	\$2,000	\$10,522	(\$8,522)
Garbage- Recreation Facility	\$3,000	\$3,000	\$0	\$3,000
Amenity Management Contract	\$35,293	\$35,293	\$0	\$35,293
Pool Permits	\$500	\$500	\$280	\$220
Maintenance & Repair	\$1,500	\$1,500	\$0	\$1,500
Clubhouse- Facility Janitorial Service	\$9,100	\$9,100	\$8,180	\$920
Pool Service Contract	\$10,200	\$10,200	\$10,200	\$0
Security System Monitoring & Maintenance	\$5,604	\$5,604	\$0	\$5,604
Telephone Fax, Internet	\$960	\$960	\$0	\$960
Pest Control & Termite Bond	\$500	\$500	\$100	\$400
Lighting Replacement	\$500	\$500	\$0	\$500
Dog Park Maintenance	\$3,600	\$3,600	\$2,444	\$1,156
Dog Waste Station Supplies	\$1,125	\$1,125	\$0	\$1,125
Miscellaneous Contingency	\$9,850	\$9,850	\$5,226	\$4,624
Total Amenity Center	\$83,732	\$83,732	\$36,952	\$46,780
Total Expenditures	\$345,478	\$342,478	\$309,733	\$32,745
Excess Revenue/(Expenditures)	\$0		(\$748)	
Beginning Fund Balance	\$0		(\$5,850)	
Ending Fund Balance	\$0		(\$6,598)	

Chapel Creek

Community Development District

Capital Reserve Fund
Statement of Revenues & Expenditures
For Period Ending September 30, 2021

	Adopted Budget	Prorated Budget 9/30/21	Actual 9/30/21	Variance
<u>Revenues</u>				
Special Assessments- Tax Roll	\$10,000	\$10,000	\$0	(\$10,000)
Total Revenues	\$10,000	\$10,000	\$0	(\$10,000)
<u>Expenditures</u>				
Capital Outlay	\$10,000	\$10,000	\$0	\$10,000
Total Expenditures	\$10,000	\$10,000	\$0	\$10,000
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 September 30, 2021

	Adopted Budget	Prorated Budget 9/30/21	Actual 9/30/21	Variance
<u>Revenues</u>				
Special Assessments- Tax Roll	\$218,082	\$218,082	\$129,387	(\$88,695)
Special Assessments- Off Roll	\$184,721	\$184,721	\$184,721	\$0
Special Assessments- Lot Closings	\$0	\$0	\$2,168,797	\$2,168,797
Interest Income	\$0	\$0	\$578	\$578
Total Revenues	\$402,803	\$402,803	\$2,483,483	\$2,080,680
<u>Expenditures</u>				
Legal Costs	\$0	\$0	\$21,979	(\$21,979)
Tax Collector	\$0	\$0	\$23,055	(\$23,055)
Interfund Transfer Out	\$0	\$0	\$16	(\$16)
<u>Series 2006A</u>				
Interest-11/1	\$46,402	\$46,402	\$234,300	(\$187,899)
Principal-5/1	\$310,000	\$310,001	\$0	\$0
Interest-5/1	\$46,402	\$46,402	\$0	\$46,402
Total Expenditures	\$402,803	\$402,804	\$279,350	(\$186,547)
Excess Revenues/(Expenditures)	\$0		\$2,204,133	
Beginning Fund Balance	\$0		\$1,318,870	
Ending Fund Balance	\$0		\$3,523,003	

Chapel Creek

Community Development District

Capital Projects Fund
Statement of Revenues & Expenditures
For Period Ending September 30, 2021

	Series 2006	Series 2021
<u>Revenues</u>		
Interest Income	\$0	\$93
Bond Proceeds	\$0	\$8,214,755
Interfund Transfer In	\$16	\$0
Total Revenues	\$16	\$8,214,848
<u>Expenditures</u>		
Capital Outlay	\$0	\$1,502,376
Cost of Issuance	\$0	\$179,825
Underwriters Discount	\$0	\$14,255
Interfund Transfer Out	\$0	\$0
Total Expenditures	\$0	\$1,696,456
Excess Revenues/(Expenditures)	\$16	\$6,518,392
Beginning Fund Balance	\$3,413	\$0
Ending Fund Balance	\$3,429	\$6,518,392

Chapel Creek

Community Development District

Debt Service Fund Series 2021
Statement of Revenues & Expenditures
For Period Ending September 30, 2021

	Adopted Budget	Prorated Budget 9/30/21	Actual 9/30/21	Variance
<u>Revenues</u>				
Bond Proceeds	\$0	\$0	\$515,245	\$515,245
Interfund Transfer In	\$0	\$0	\$6	\$6
Total Revenues	\$0	\$0	\$515,251	\$515,251
<u>Expenditures</u>				
Interfund Transfer Out	\$0	\$0	\$0	\$0
Total Expenditures	\$0	\$0	\$0	\$0
Excess Revenues/(Expenditures)	\$0		\$515,251	
Beginning Fund Balance	\$0		\$0	
Ending Fund Balance	\$0		\$515,251	

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	\$660	\$0	\$758	\$0	\$0	\$0	\$155,990
Operations and Maintenance Assessments- Off Roll	\$0	\$66,026	\$0	\$0	\$33,519	\$0	\$0	\$0	\$26,690	\$0	\$0	\$0	\$126,235
Operations and Maintenance Assessments- Lot Closings	\$0	\$0	\$0	\$0	\$0	\$3,282	\$3,478	\$0	\$0	\$0	\$0	\$0	\$6,760
Developer Funding	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,000	\$20,000
Total Revenues	\$0	\$76,230	\$140,199	\$0	\$36,968	\$4,002	\$4,139	\$0	\$27,448	\$0	\$0	\$20,000	\$308,985
<u>Administrative Expenditures</u>													
Supervisors Fees	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$0	\$1,000	\$800	\$0	\$800	\$600	\$0	\$8,200
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	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$31,613
District Engineer	\$2,432	\$275	\$0	\$0	\$0	\$0	\$0	\$0	\$790	\$0	\$0	\$0	\$3,496
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	\$150	\$0	\$0	\$0	\$0	\$0	\$150
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	\$4,800	\$0	\$0	\$4,800
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	\$3,746	\$174	\$1,714	\$0	\$195	\$6,752
Dues, License, & Fees	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Postage & Delivery	\$0	\$338	\$0	\$0	\$0	\$33	\$9	\$37	\$17	\$12	\$51	\$59	\$556
Printing & Binding	\$0	\$0	\$0	\$0	\$8	\$8	\$0	\$9	\$4	\$0	\$11	\$0	\$41
Office Supplies	\$0	\$0	\$0	\$3	\$3	\$4	\$0	\$3	\$6	\$0	\$3	\$3	\$23
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	\$2,799	\$1,947	\$981	\$6,534	\$0	\$1,044	\$640	\$1,946	\$0	\$759	\$0	\$16,649
Total Administrative	\$21,367	\$8,012	\$5,541	\$5,141	\$10,641	\$2,961	\$5,120	\$8,152	\$5,853	\$10,243	\$4,340	\$3,173	\$90,544
<u>Field Expenditures</u>													
Field Management	\$0	\$0	\$1,049	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$12,299
Security Services and Patrols	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,364	\$1,364
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	\$1,658	\$3,087	\$3,016	\$3,269	\$3,671	\$3,640	\$3,816	\$3,786	\$3,668	\$3,625	\$3,792	\$3,939	\$40,968
Street Light Repair	\$703	\$0	\$0	\$0	\$0	\$1,466	\$0	\$0	\$0	\$285	\$0	\$0	\$2,453
Aquatic Maintenance	\$775	\$775	\$775	\$775	\$775	\$775	\$775	\$775	\$775	\$775	\$775	\$775	\$9,300
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	\$8,541	\$6,750	\$7,156	\$6,750	\$6,750	\$6,750	\$6,750	\$100,341

Chapel Creek CDD- General Fund
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Field Expenditures Continued</i>													
Holiday Decorations	\$0	\$0	\$987	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$987
Irrigation Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Irrigation Repairs	\$0	\$0	\$0	\$685	\$0	\$230	\$505	\$0	\$0	\$0	\$0	\$0	\$1,420
Landscape-Mulch	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,720	\$1,720
Landscape Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire Ant Treatment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Field	\$31,610	\$11,025	\$15,567	\$13,141	\$12,858	\$18,479	\$13,096	\$12,967	\$12,443	\$12,685	\$12,567	\$15,798	\$182,237
<i>Amenity Center</i>													
Utility- Recreation Facilities	\$589	\$696	\$1,014	\$872	\$815	\$814	\$947	\$897	\$902	\$895	\$904	\$1,178	\$10,522
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	\$280	\$0	\$0	\$0	\$0	\$280
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	\$700	\$700	\$700	\$700	\$700	\$700	\$8,180
Pool Service Contract	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$10,200
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	\$323	\$320	\$143	\$386	\$2,133	\$1,073	\$5,226
Total Amenity Center	\$2,019	\$2,246	\$2,564	\$3,608	\$4,100	\$2,735	\$2,819	\$3,047	\$2,595	\$2,831	\$4,588	\$3,801	\$36,952
Total Revenues	\$0	\$76,230	\$140,199	\$0	\$36,968	\$4,002	\$4,139	\$0	\$27,448	\$0	\$0	\$20,000	\$308,985
Total Expenditures	\$54,995	\$21,282	\$23,671	\$21,890	\$27,600	\$24,175	\$21,036	\$24,166	\$20,891	\$25,759	\$21,494	\$22,772	\$309,733
Excess Revenue/(Expenditures)	(\$54,995)	\$54,948	\$116,528	(\$21,890)	\$9,368	(\$20,173)	(\$16,897)	(\$24,166)	\$6,556	(\$25,759)	(\$21,494)	(\$2,772)	(\$748)

Chapel Creek

Community Development District

Long Term Debt Report

Series 2006A Special Assessment Bonds	
Interest Rate:	5.500%
Maturity Date:	5/1/2038
Reserve Fund Definition:	MADS
Reserve Fund Requirement:	\$0
Reserve Fund Balance:	\$235,267
Bonds outstanding -09/30/2019	\$17,664,667
Current Bonds Outstanding	\$17,664,667

Series 2021 Special Assessment Bonds	
Interest Rate:	2.5-3.550%
Maturity Date:	5/1/2052
Reserve Fund Definition:	50% MADS
Reserve Fund Requirement:	\$243,689
Reserve Fund Balance:	\$243,689
Bonds outstanding -06/30/21	\$8,730,000
Current Bonds Outstanding	\$8,730,000

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%
Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	O&M Portion	2016 Debt 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
04/07/21	03/01/21-03/31/21	\$1,232.58	(\$24.65)	\$0.00	\$0.00	\$1,207.93	\$660.27	\$547.66	\$1,207.93
06/09/21	Tax Certificate Sale	\$1,429.03	(\$29.44)	(\$55.70)	\$42.87	\$1,386.76	\$758.02	\$628.74	\$1,386.76
TOTAL		\$ 301,912.00	\$ (5,444.19)	\$ (11,133.88)	\$ 42.87	\$ 285,376.80	\$ 155,989.79	\$ 129,387.01	\$ 285,376.80

100% Net Percent Collected

DIRECT BILL

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	\$0.00
Clayton Properties Group Inc						
				\$314,370.62	\$129,649.34	\$184,721.28
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
6/2/21		33812	\$15,998.23		\$15,998.23	\$0.00
6/22/21		35387	\$46,180.32		\$0.00	\$46,180.32
6/23/21		35386	\$10,691.57		\$10,691.57	\$0.00
				\$308,648.09	\$0.00	\$123,926.81
						\$184,721.28

SECTION 3



QGS Development, Inc.
1450 S. Park Road, Plant City, FL 33566
(813) 634-3326 ■ Fax (813) 634-1733

Deductive Material CO

Proposal Submitted To:	Work To Be Performed At
To: Chapel Creek CDD c/o Governmental Mgmt. Services Central Fla., LLC 219 E. Livingston St. Orlando, FL 32801 Attn: Jill Burns	Chapel Creek Villages 7 & 8 Phase 1 - 3 Eiland Blvd. Wesley Chapel, FL (Pasco County) (QGS Job #21-7235)
Date: August 20, 2021	Deductive Material CO No.: 16

We hereby provide the following for Owner Direct Material Purchases:

1) Atlantic TNG – Per Attached Invoice.....(\$2,332.00)

Total Deductive Material CO(\$2,332.00)

The above and attached work to be completed for:

*****As Indicated Above*****

With payments made as follows: _____ Per Contract

Any alteration or deviation from the above specifications involving extra costs will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. The Purchaser: Hereby agrees that the contractor shall, at any time after ten (10) days of Purchaser's default in payment as hereby above provided, have the right to place liens and hire attorneys for the collection of the past due amount. All costs in collection and the additional cost of 10% APR interest will be due.

Note this proposal may be withdrawn by us if not accepted within 10 days.

ACCEPTANCE

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specific. Payment will be made as outlined above.

Signature: Jill Burns
Owner or Representative

Date: 8-21-21

Signature: Greg Dahl
QGS Development, Inc.

Date: August 20, 2021



QGS Development, Inc.
1450 S. Park Road, Plant City, FL 33566
(813) 634-3326 ■ Fax (813) 634-1733

Deductive Material CO

<u>Proposal Submitted To:</u>	<u>Work To Be Performed At</u>
To: Chapel Creek CDD c/o Governmental Mgmt. Services Central Fla., LLC 219 E. Livingston St. Orlando, FL 32801 Attn: Jill Burns	Chapel Creek Villages 7 & 8 Phase 1 - 3 Eiland Blvd. Wesley Chapel, FL (Pasco County) (QGS Job #21-7235)
Date: August 20, 2021	Deductive Material CO No.: 17

We hereby provide the following for Owner Direct Material Purchases:

1) County Materials – Per Attached Invoices (\$27,262.72)

Total Deductive Material CO (\$27,262.72)

The above and attached work to be completed for:

*****As Indicated Above*****

With payments made as follows: Per Contract

Any alteration or deviation from the above specifications involving extra costs will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control.
The Purchaser: Hereby agrees that the contractor shall, at any time after ten (10) days of Purchaser's default in payment as hereby above provided, have the right to place liens and hire attorneys for the collection of the past due amount. All costs in collection and the additional cost of 10% APR interest will be due.

Note this proposal may be withdrawn by us if not accepted within 10 days.

ACCEPTANCE

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specific. Payment will be made as outlined above.

Signature: Jill Burns

Owner or Representative

Date: 8-21-21

Signature: Jorge Sanchez

QGS Development, Inc.

Date: August 20, 2021